

Planning and Highways Committee

Tuesday 21 May 2013 at 2.00 pm

**To be held at the Town Hall, Pinstone
Street, Sheffield, S1 2HH**

The Press and Public are Welcome to Attend

Membership

The membership of the Committee will be confirmed at a meeting of Annual Council to be held on 15 May 2013.

Substitute Members

In accordance with the Constitution, Substitute Members may be provided for the above Committee Members as and when required.

PUBLIC ACCESS TO THE MEETING

The areas covered by the City Centre, South and East Planning and Highways Committee, include Arbourthorne, Beauchief, Birley, Dore, Ecclesall, Gleadless, Graves Park, Greenhill, Nether Edge and Totley.

The Committee is responsible for planning applications, Tree Preservation Orders, enforcement action and some highway, footpath, road safety and traffic management issues. It is also responsible for determination of City Centre planning, development of transport matters and strategic development projects affecting the City as a whole.

A copy of the agenda and reports is available on the Council's website at www.sheffield.gov.uk. You can also see the reports to be discussed at the meeting if you call at the First Point Reception, Town Hall, Pinstone Street entrance. The Reception is open between 9.00 am and 5.00 pm, Monday to Thursday and between 9.00 am and 4.45 pm. on Friday, or you can ring on telephone no. 2734552. You may not be allowed to see some reports because they contain confidential information. These items are usually marked * on the agenda.

Planning and Highways Committee meetings are normally open to the public but sometimes the Committee may have to discuss an item in private. If this happens, you will be asked to leave. Any private items are normally left until last.

Further information on this or any of the agenda items can be obtained by speaking to Martyn Riley on 0114 273 4008 or email martyn.riley@sheffield.gov.uk.

FACILITIES

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in meeting rooms.

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

**PLANNING AND HIGHWAYS COMMITTEE AGENDA
21 MAY 2013**

Order of Business

- 1. Welcome and Housekeeping Arrangements**
- 2. Apologies for Absence**
- 3. Exclusion of Public and Press**
To identify items where resolutions may be moved to exclude the press and public.
- 4. Declarations of Interest**
Members to declare any interests they have in the business to be considered at the meeting.
- 5. Site Visit**
To agree a date for any site visits required in connection with planning applications prior to the next meeting of the Committee
- 6. Planning and Design Brief - Former Abbeydale Grange School, Bannerdale Centre and Park sites**
Report of the Director of Development Services.
- 7. Article 4(1) Direction, Newfield Lane, Dore**
Report of the Director of Development Services.
- 8. Applications Under Various Acts/Regulations**
Report of the Director of Development Services.
- 9. Enforcement of Planning Control: 5 Cliffe Farm Drive**
Report of the Director of Development Services.
- 10. Enforcement of Planning Control: Whirlow Elms Chase**
Report of the Director of Development Services.
- 11. Date of Next Meeting**
The next meeting of the Committee will be held on 11 June 2013.

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ADVICE TO MEMBERS ON DECLARING INTERESTS AT MEETINGS

New standards arrangements were introduced by the Localism Act 2011. The new regime made changes to the way that members' interests are registered and declared.

If you are present at a meeting of the Council, of its executive or any committee of the executive, or of any committee, sub-committee, joint committee, or joint sub-committee of the authority, and you have a **Disclosable Pecuniary Interest** (DPI) relating to any business that will be considered at the meeting, you must not:

- participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business, or
- participate in any vote or further vote taken on the matter at the meeting.

These prohibitions apply to any form of participation, including speaking as a member of the public.

You **must**:

- leave the room (in accordance with the Members' Code of Conduct)
- make a verbal declaration of the existence and nature of any DPI at any meeting at which you are present at which an item of business which affects or relates to the subject matter of that interest is under consideration, at or before the consideration of the item of business or as soon as the interest becomes apparent.
- declare it to the meeting and notify the Council's Monitoring Officer within 28 days, if the DPI is not already registered.

If you have any of the following pecuniary interests, they are your **disclosable pecuniary interests** under the new national rules. You have a pecuniary interest if you, or your spouse or civil partner, have a pecuniary interest.

- Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner, undertakes.
- Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period* in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

*The relevant period is the 12 months ending on the day when you tell the Monitoring Officer about your disclosable pecuniary interests.

- Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority -
 - under which goods or services are to be provided or works are to be executed; and
 - which has not been fully discharged.
- Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.
- Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.
- Any tenancy where (to your knowledge) -
 - the landlord is your council or authority; and
 - the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.
- Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -
 - (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
 - (b) either
 - the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
 - if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

Under the Council's Code of Conduct, members must act in accordance with the Seven Principles of Public Life (selflessness; integrity; objectivity; accountability; openness; honesty; and leadership), including the principle of honesty, which says that 'holders of public office have a duty to declare any private interests relating to their public duties and to take steps to resolve any conflicts arising in a way that protects the public interest'.

If you attend a meeting at which any item of business is to be considered and you are aware that you have a **personal interest** in the matter which does not amount to a DPI, you must make verbal declaration of the existence and nature of that interest at or before the consideration of the item of business or as soon as the interest becomes apparent. You should leave the room if your continued presence is incompatible with the 7 Principles of Public Life.

You have a personal interest where –

- a decision in relation to that business might reasonably be regarded as affecting the well-being or financial standing (including interests in land and easements over land) of you or a member of your family or a person or an organisation with whom you have a close association to a greater extent than it would affect the majority of the Council Tax payers, ratepayers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the Authority's administrative area, or
- it relates to or is likely to affect any of the interests that are defined as DPs but are in respect of a member of your family (other than a partner) or a person with whom you have a close association.

Guidance on declarations of interest, incorporating regulations published by the Government in relation to Disclosable Pecuniary Interests, has been circulated to you previously, and has been published on the Council's website as a downloadable document at [-http://councillors.sheffield.gov.uk/councillors/register-of-councillors-interests](http://councillors.sheffield.gov.uk/councillors/register-of-councillors-interests)

You should identify any potential interest you may have relating to business to be considered at the meeting. This will help you and anyone that you ask for advice to fully consider all the circumstances before deciding what action you should take.

In certain circumstances the Council may grant a **dispensation** to permit a Member to take part in the business of the Authority even if the member has a Disclosable Pecuniary Interest relating to that business.

To obtain a dispensation, you must write to the Monitoring Officer at least 48 hours before the meeting in question, explaining why a dispensation is sought and desirable, and specifying the period of time for which it is sought. The Monitoring Officer may consult with the Independent Person or the Council's Standards Committee in relation to a request for dispensation.

Further advice can be obtained from Lynne Bird, Director of Legal Services on 0114 2734018 or email lynne.bird@sheffield.gov.uk

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SHEFFIELD CITY COUNCIL PLACE

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

DATE 21st MAY 2013

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

ITEM

SUBJECT PLANNING AND DESIGN BRIEF - FORMER ABBEYDALE GRANGE SCHOOL,
BANNERDALE CENTRE AND PARK SITES

SUMMARY

The Planning and Design Brief for the former Abbeydale Grange School, Bannerdale Centre and Park Sites has been updated following public consultation held in March and April 2013.

RECOMMENDATIONS

Approve and adopt the Brief as a material consideration in determining planning applications within the Former Abbeydale Grange School, Bannerdale Centre and Park Sites.
Approve the Brief to inform development proposals for the site.

FINANCIAL IMPLICATIONS

NO

PARAGRAPHS

CLEARED BY

BACKGROUND PAPERS

Appendix 1 – Public Consultation Comments
Planning and Design Brief

CONTACT POINT FOR ACCESS

Matthew Gregg

TEL NO:

27 34889

AREA(S) AFFECTED

CATEGORY OF
REPORT

OPEN

CLOSED
Paragraphs(s)

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REPORT TO PLANNING AND
HIGHWAYS COMMITTEE
21 MAY 2013

PLANNING AND DESIGN BRIEF - FORMER ABBEYDALE GRANGE
SCHOOL, BANNERDALE CENTRE AND PARK SITES

1.0 INTRODUCTION AND PURPOSE OF THE REPORT

- 1.1 A Planning and Design Brief has been prepared by Sheffield City Council Planning Service as part of the Asset Enhancement Programme funded by the Local Growth Fund. It has been prepared to guide development and to provide a level of commercial certainty.
- 1.2 This report informs Members about the outcome of public consultation on the draft Brief and seeks formal adoption of the final version of the Brief as a material consideration in determining planning applications for the site.

2.0 BACKGROUND

- 2.1 The site is located within Sheffield's Nether Edge ward between Carter Knowle Road and Abbeydale Road. It is approximately 2 miles south west of the city centre.
- 2.2 Abbeydale Grange School closed in 2010 and it is now a cleared site. The Bannerdale Centre is planned to be de-commissioned and demolished in the near future. A block of ancient woodland exists in the centre of the site and the parkland is popular for organised football as well as for informal recreation. The whole site is owned by Sheffield City Council.
- 2.2 The gross area of the site is 21.97 hectares. The developable area is represented by two housing allocations shown on the Sheffield Local Plan Proposals Map (Pre-submission 2013). The Abbeydale School Site is 2.44 hectares (0.34 of which should be open space to form a buffer to the ancient woodland), and the Bannerdale and Park Site is 14.89 hectares, 12.98 of which is Open Space and 1.91 is developable land for housing. The developable area totals 4.35 hectares. The rest the wider site is open space and woodland. The housing allocations will contribute to the city's need for new housing land.

3.0 SCOPE AND ROLE OF THE PLANNING BRIEF

- 3.1 The Planning and Design Brief describes current land use and planning policies affecting the site and sets out the key design principles to be followed. The Brief defines suitable developable areas, scale and heights and promotes sustainable design.

- 3.2 The adopted Brief will be used as guidance during discussions with developers about the future of the site, and regarded as a material consideration when determining planning applications for the sites.
- 4.0 CONSULTATION
- 4.1 There has been extensive community involvement from the outset. Public consultation was held in November 2011 and July 2012 consisting of workshops and drop in sessions (with extensive leaflet drops) to discuss some ideas for development on the sites.
- 4.2 Public consultation on the draft Brief was held from 20 February to 3 April 2013. Members of South and South West Community Assemblies were briefed on the 24th January and 7th February respectively, and invited to the drop-in sessions.
- 4.3 The public consultation on the Brief was undertaken in two main ways:
- (i) Two public drop in sessions; and
 - (ii) A mailshot was sent out to existing contacts via email.
- 4.4 The Brief was available on the Council's website and in the local library for people to read at home and send in comments.
- 4.5 A summary of all the consultation comments received and officers' responses is attached at Appendix 1 to this report. The key comments are summarised below:
- Objections to Option 2a, which proposed the development of the western end of the parkland instead of developing the Bannerdale Centre site.
 - Safeguard the open space fronting Abbeydale Road because it is highly valued by the local community following the planting of 400+ trees to establish an environmental buffer along Abbeydale Road.
 - Objections to the developable area of the Abbeydale School Site because it is larger than the area shown on the Unitary Development Plan and on the draft Proposals Map (2010) of the Sheffield Local Plan.
 - Concern about the potential for 3-4 storeys at the Abbeydale School Site causing overlooking and loss of privacy.
 - Objections to the suggested density range of 40-60 dwellings per hectare at the Abbeydale School Site because higher densities will have a greater impact on air quality.
 - Desire to retain part of the Bannerdale Centre for community use.
 - For the Abbeydale School Site, there were requests for more information about the requirement to cap the number of vehicle movements arising from a housing scheme at the number that occurred at the school.

5.0 PROPOSED PLANNING BRIEF

- 5.1 The Brief describes the implications of current planning policies affecting the site. It describes the site's context and character, opportunities and constraints, and proposes preferred areas for development and design principles in an Urban Design Framework (Fig. 13 in the Brief).
- 5.2 Three key amendments to the Brief are proposed in the light of the comments received during the public consultation:
- (i) Remove Option 2a: the amenity of the Open Space – the appearance, character and ambience of its landscape – will be detrimentally affected by the siting of development at the western end of the site.
 - (ii) Safeguard the Open Space Area fronting Abbeydale Road as shown on the emerging Local Plan Proposals Map (2013). This would also lower the need for a key corner building at the junction of Hastings Road and Abbeydale Road.
 - (iii) National air quality standards are already breached in the area so any proposal should aim to have a neutral impact on local air quality. The Brief, therefore, should make stronger reference to this issue and the requirement for mitigation measures.
- 5.3 We have also provided more information in the Brief about the requirement to cap the number of vehicle movements arising from a housing scheme at the number that occurred at the school (Appendix 4 of the Brief).
- 5.4 Reasons for not making certain changes to the Brief:
- *Objections to the developable area of the Abbeydale School:* The area that can be designated Open Space should be confined to the areas outside the site's perimeter fence which has public access (definition under CS47). The UDP Housing Area boundary, designated in 1998 and is out of date, does not follow features on the ground and has been updated in the Local Plan Proposals Map (Pre-submission 2013). Nevertheless, the site allocation (P00518, Pre-submission Proposals Map, 2013) requires a 15m buffer zone to the ancient woodland along the northern boundary of the site. This will create 0.48 hectares of new Open Space to form part of the site.
 - *Objections to 3-4 storeys on the Abbeydale School Site:* 3-4 storeys is in accordance with the height of the former school but it is subject to maintaining light and privacy to existing and proposed neighbouring buildings and being in scale and character with the area.
 - *Objections to the suggested density range of 40-60 dwellings per hectare:* The location of the Abbeydale School Site on a high

frequency bus route on Abbeydale Road suggests a density range of 40 to 60 dwellings per hectare (Core Strategy policy CS26). We cannot use this policy to require lower densities for reasons of air quality because a lower density may not necessarily result in fewer vehicle movements (and thus a lesser impact on air quality). However, CS66 will require a Traffic Assessment and Air Quality Impact Assessment to suggest a range of measures to reduce the number of vehicle movements arising from a scheme and limit the impact on local air quality.

- *Desire to retain part of the Bannerdale Centre for community use:* A full consideration of local community spaces should be undertaken by the Council as landowner. There are known to be community spaces in the local area so it is expected that the need to retain the Bannerdale Centre will not outweigh the city's need for housing land.

The principle of development

- 5.5 The developable area is limited to 4.35 hectares of the 21.97 hectares and it is proposed that the Abbeydale School Site and the Bannerdale Centre Site are the two options for development.
- 5.6 The two sites will contribute to the city's need for new housing land, as required by Core Strategy policy CS22, and are represented in the Sheffield Local Plan as sites P00518 and P00525 (Council approved April 2013).
- 5.7 Alternative areas of development outside these two options are limited by the presence of the ancient woodland and the area of recently planted trees fronting Abbeydale Road. The Brief also advises that the removal of the option 2a to develop the western end of the site would detrimentally affect the amenity of the open space. However, should a future applicant wish to develop on some of the open spaces instead of the Abbeydale School Site and the existing Bannerdale Centre (by way of a land swap) then it must have a compelling rationale through showing how:
1. The open space can be replaced within the site both in terms of quantity and quality, including the seamless use of any sports pitches; and
 2. good design (the siting, layout, external appearance and landscaping of the development and its relationship with the open space) can be best achieved.

Urban Design

- 5.8 Development on both sites should optimise the value of the attractive landscape setting through incorporating mature landscape features, maximising long views, enabling secure access into the park and enabling natural surveillance.

- 5.9 Development of the Abbeydale School Site should positively address the surrounding streets and have attractive frontages onto Abbeydale Road and Hastings Road.

Highways and Access

- 5.10 The number of vehicle movements arising from a housing scheme on the Abbeydale School Site should not exceed the number of vehicle movements that occurred at the school. The school's average attendance in the last three years was 594. Based on a rounded figure of 600 pupils we have estimated the maximum number of vehicle movements that would have occurred at the school which will be used as the benchmark for a housing scheme. Full details are included at Appendix 4 of the Brief.
- 5.11 Under the sale of the land, and formalised in a planning condition, public footpaths from Hastings Road to the woodland and across the playing fields should be incorporated in accordance with advice from the Public Rights of Way Officer.
- 5.12 The amount of highway within the Bannerdale and Park Site should be minimised; any roads to access the Bannerdale Centre development site or public car parking must be designed to be as un-obtrusive within the park as possible.

Green Environment and Ecology

- 5.13 In order to protect the integrity of the ancient woodland and associated species a 15 metre landscape buffer should be provided from the woodland canopy to the edge of development. The area to the north of the woodland on the Bannerdale and Park Site should also be considered carefully as it has particular importance; the landscape has remained undisturbed since at least the 19th century, probably much earlier.
- 5.14 Mature trees, copses and hedgerows should be retained wherever possible and, any which are lost, replaced. Fig. 10 Opportunities and Constraints in the Brief shows the approximate location of mature trees and woodlands.

Sustainability and Climate Change

- 5.15 The Brief encourages, and in some cases requires, a range of sustainability measures under CS64 and CS65. A minimum level of Code for Sustainable Homes level 3 is required, and 10% of a scheme's predicted energy needs should come from renewable/low carbon sources. Early pre-application discussions should be undertaken to discuss the feasibility and sustainable design and construction of green roofs and sustainable urban drainage systems (SUDS).

6.0 FUTURE PLANNING APPLICATIONS

- 6.1 Future applications for planning permission received within the Birley Community College site will be expected to consider the requirements of the Brief.

7.0 ECONOMIC BENEFITS

- 7.1 The Brief will help meet the city's need for new housing and support jobs and growth.

8.0 EQUAL OPPORTUNITIES

- 8.1 There are no equal opportunity implications arising from this report.

9.0 FINANCIAL IMPLICATIONS

- 9.1 There are no financial implications arising from this report.

10.0 ENVIRONMENTAL IMPLICATIONS

- 10.1 The Brief requires a high standard of environmental sustainability for any new build and refurbishment.

11.0 COMMUNITY SAFETY IMPLICATIONS

- 11.1 Any development proposals for new pedestrian and vehicular routes will have to address issues of public safety as part of the planning application.

12.0 HUMAN RIGHTS

- 12.1 There are no specific human rights implications arising out of this report.

13.0 RECOMMENDATIONS

It is recommended that Members:

- 13.1 Approve and adopt the Brief as a material consideration in determining planning applications within the Former Abbeydale Grange School, Bannerdale Centre and Park Sites.
- 13.2 Approve the Brief to inform development proposals for the site.

Dave Caulfield
Head of Planning

April 2013



Former Abbeydale Grange School, Bannerdale Centre and Park Sites Planning and Design Brief

For presentation to Planning & Highways Committee
21st May 2013

CONTENTS	PAGE
1 Introduction and Vision	3 - 4
2 Site Context	5 - 8
2.1 Location	
2.2 Historical Background	
2.3 Site Description	
3 Legal Designations and Approvals	9
4 Planning Context	9 - 25
4.1 Unitary Development Plan	
4.2 Sheffield Local Plan	
4.3 Planning Requirements	
5 Site Opportunities and Constraints	25 - 26
6 Site Characteristics	27 - 30
7 Design Principles	30 - 34
8 Public Consultation	34
9 Contacts	34
10 Detailed Planning Submission Information	35 - 36
Appendix 1 Planning Policies	37 - 38
Appendix 2 Planning History	39 - 40
Appendix 3 Collection Service for Houses	41 - 42
Appendix 4 Estimates of generated traffic	43
at the Abbeydale School Site	44
Appendix 5 Public Consultation July 2012	45 - 47
Appendix 6 Public Consultation	48 - 50
20 February – 3 April 2013	51 - 53
Appendix 7 Best Practice	
Appendix 8 Drainage	

1. INTRODUCTION AND VISION

This is the Planning and Design Brief for the former Abbeydale Grange School and Bannerdale Centre and Park Sites. It has been prepared by the Sheffield City Council Planning Service as part of the Local Growth Fund programme: including the design and planning requirements as well as important background information.

The Brief has been produced following the decision to decommission and demolish buildings on the site and written to provide an opportunity for stakeholders to influence the development forms and to provide a level of commercial certainty. The brief particularly aims to:

- Promote high quality and sustainable development that contributes positively to the local neighbourhood;
- Enable a co-ordinated and comprehensive approach to the future uses of the site;
- Enable commercially viable development; and to
- Optimise the value of the valuable site features.

Following the period of public consultation (20th February to 3rd April 2013) a report has been presented to the Cabinet Lead summarising the comments made and the changes proposed. The report, together with a full list of comments and responses, can be found at Appendix 6.

A number of site-specific requirements are set out here; however, it should be made clear that any development decisions should be made in full understanding of the relevant policy and the supporting documents.

1.1 OUR VISION

The Core Strategy vision for Sheffield is as a city that will 'have attractive sustainable neighbourhoods where people are happy to live, offering everyone a range of facilities and services' and 'to respect the global environment, and prize, protect and enhance its natural environment and distinctive heritage' whilst promoting 'high quality buildings and spaces.'

These sites will not only provide much needed housing in the city, but also, working with local people, enhance the significant green infrastructure in the neighbourhood, promote more sustainable lifestyles, and create local facilities, particularly by developing the ex-school playing fields into a public park.

The new homes will be designed and built to high quality standards: be distinctive, accessible to all, and environmentally sustainable through making the most of their green setting and building on the success of this already attractive neighbourhood.

2. SITE CONTEXT

2.1 LOCATION

The site is located within Sheffield's Nether Edge ward and lies approximately 2 miles south west of the city centre and the Midland railway station (Refer to Fig.1).

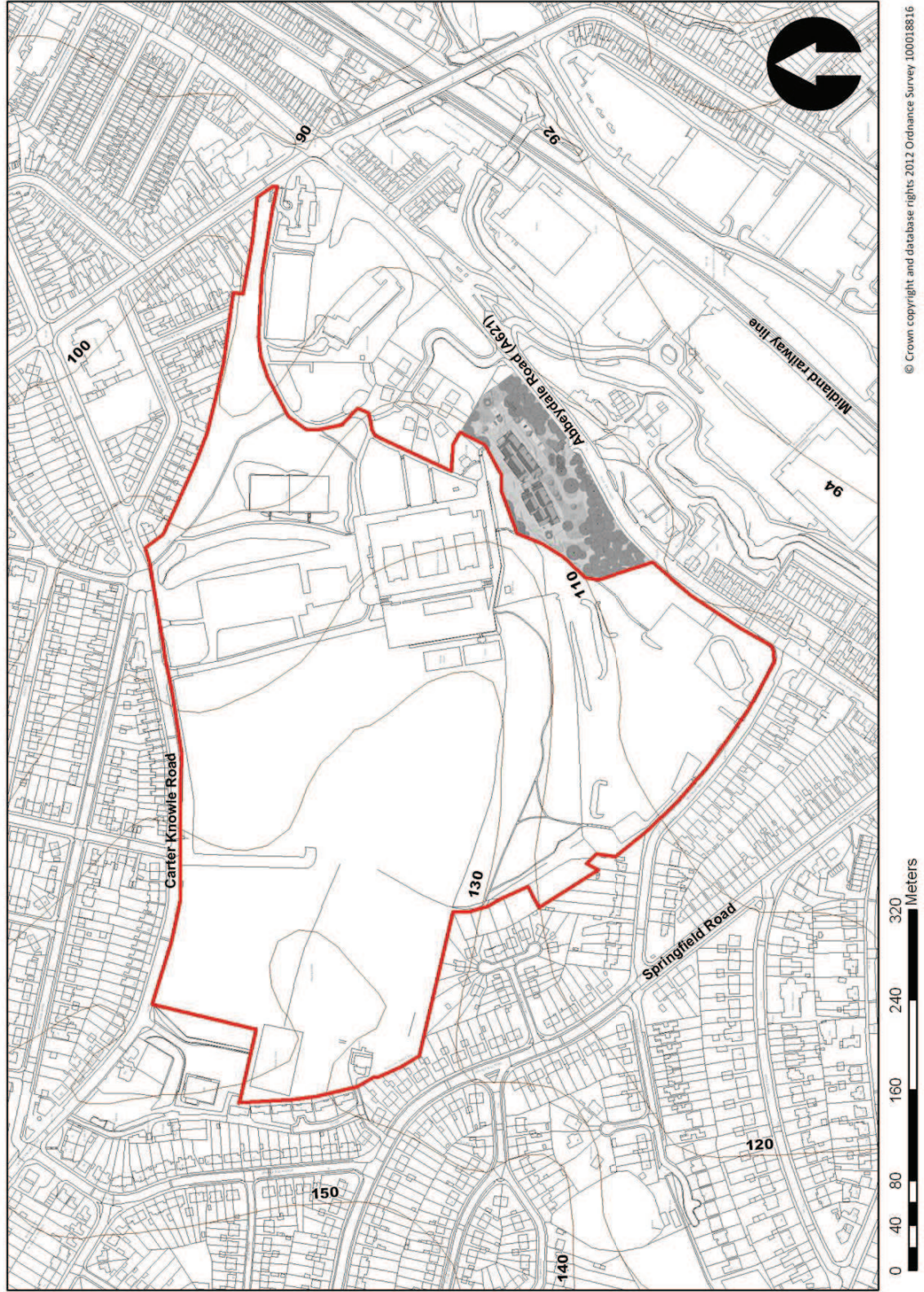
The site sits along Abbeydale Road (A621) and is bounded by the residential neighbourhoods of Carter Knowle and Millhouses to the north and south west respectively (Refer to Fig 2).

Large scale retail stores and supermarkets now predominate upon former industrial land to the east. The Midland main railway line also lies to the east of the site along the valley bottom.

Fig. 1 City Context Plan (right)



Fig. 2 Site Plan



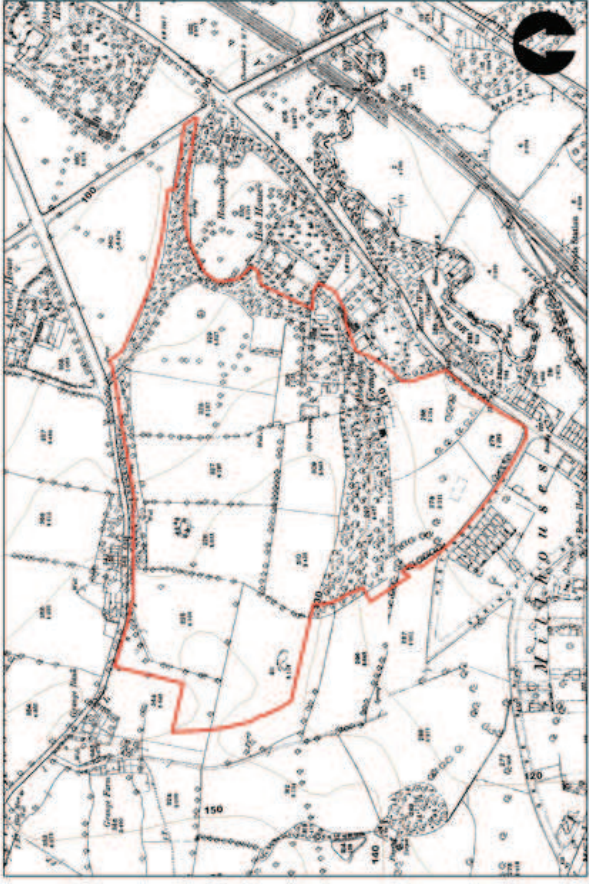
2.2 HISTORICAL BACKGROUND

Historically the site was used as farmland, with farm buildings in the north west of the site along the lane that became Carter Knowle Road. By 1894 Abbeydale Grange had become established upon the site, while Holt House had undergone further significant improvements to the building and grounds (Refer to Fig. 3).

By 1950 the site of Abbeydale Grange had been converted to Hurfield Grammar School, which utilised some of the existing buildings, while the development of the Abbeydale Girls Grammar School in the centre of the site saw the most significant change. The surrounding former farmland was now converted to playing fields for the schools (Refer to Fig. 4).

The 1982 map saw the development of additional schools, including the Abbey Grange School within the south corner of the site and Holt House Infants School to the east.

Fig. 3 1894 Map (right top)
Fig. 4 1950 Map (right bottom)



2.3 SITE DESCRIPTION

The site boundary is shown in **Fig. 5 Aerial Photograph (right)** and is made up of three main components: the former school site to the south, a block of ancient woodland in the centre, and the associated school playing fields and Bannerdale Centre to the north.

For the purpose of this Brief the site of the former Abbeydale Grange school buildings is referred to as the 'Abbeydale School Site'. The school buildings have been cleared to ground level. The Bannerdale Centre and parkland to the north, is referred to as the 'Bannerdale and Park Site'. The centre, owned by Sheffield City Council, is planned to be demolished and probably demolished in the near future.

A block of ancient woodland exists in the centre of the site, named locally as 'Spring Wood'. The park is also named locally as Spring Wood Park and is popular for organised football as well as for informal recreation.

The gross area of the total site is 21.97 hectares (Ha). The developable area is limited to a total of 4.35Ha with the rest being open space uses. This total is calculated from:

- Abbeydale School Site 2.44Ha, and
- Bannerdale and Park Site including 1.91Ha.

The site is owned by Sheffield City Council.

Fig. 5 Aerial Photograph



3. LEGAL DESIGNATIONS AND APPROVALS

Under S77 of the 'Schools Standards and Framework Act', Secretary of State (SoS) approval is required prior to the disposal or change of use of school playing fields that have been used within the last 10 years. The SoS will usually only agree to the sale of school playing fields if the sports and curriculum needs of schools and their neighbouring schools can continue to be met. Sale proceeds must be used to improve sports or education facilities and any new sports facilities must be sustainable for at least 10 years.

4. PLANNING CONTEXT

The National Planning Policy Framework (NPPF) sets out the Government's planning policies: it must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Applications for development must be in accordance with the development plan, unless material considerations indicate otherwise.

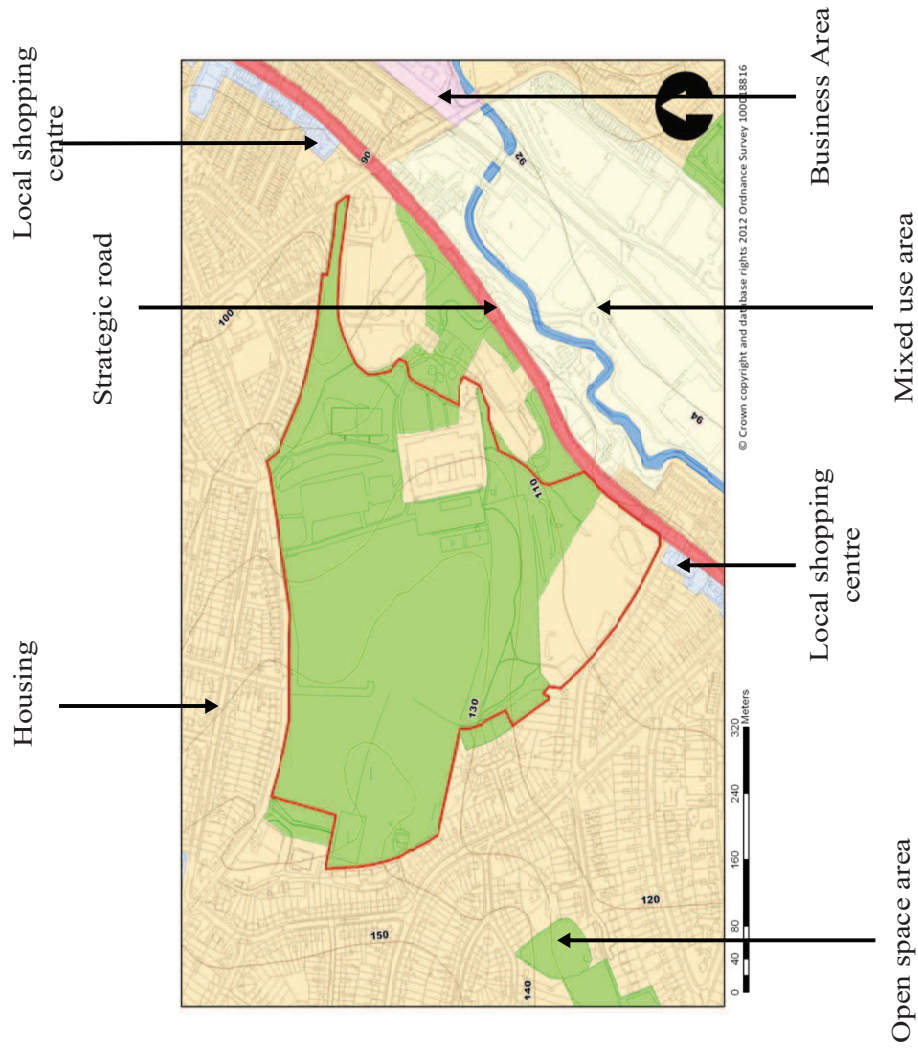
The adopted Core Strategy (2009) and the saved policies of the Unitary Development Plan (UDP) make up the statutory development plan for Sheffield. The Local Planning Authority is preparing the City Policies and Sites and Proposals Map which will replace the UDP completely once adopted (expected to be 2014), and together with the Core Strategy it will be called the Sheffield Local Plan. The pre-submission version was approved by full Council on 4th April 2013 and following this a statutory 6-week call for representations on its 'soundness' will be held in June and July 2013 before it is submitted to the Planning Inspector. The weight that can be attached to the pre-submission version will be a material planning consideration according to the extent to which there are unresolved objections and the degree to which it is consistent with the NPPF. The links to these documents can be found at Appendix 1.

Wherever possible, this Planning Brief is based on the adopted policies rather than the emerging policies. References are made to the pre-submission version where it could impact a proposal for development, together with a footnote explaining the weight that could be afforded to it both now and after the representations stage in June and July 2013.

4.1 UNITARY DEVELOPMENT PLAN

The predominant UDP designation for the site is Open Space, but it also includes two Housing Areas as shown in Fig. 6.

Fig. 6 Extract from the UDP (right)



4.2 SHEFFIELD LOCAL PLAN

The pre-submission version proposes two site allocations – P00518 and P00525 (Fig. 7)¹. P00518, at 2.44Ha, is proposed on the Abbeydale School Site. P00525 is 4.89Ha comprising 12.98Ha of Open Space and 1.91Ha of Housing Area. At least 80% of the Housing Areas for each site should be developed for residential uses. This leaves 20% flexibility for other uses on each site, but 14% of P00518 is already taken up by the 15m buffer zone required by the allocation to protect the woodland.

Should a future applicant wish to develop any of the Open Space Areas instead of the Housing Areas shown on the Pre-submission Proposals Map then it must have a compelling rationale through showing how:

1. The open space can be replaced within the site both in terms of quantity and quality, including the seamless use of any sports pitches; and
2. good design (the siting, layout, external appearance and landscaping of the development and its relationship with the open space) can be best achieved.

An applicant would, however, be limited by the presence of the ancient woodland and the area of recently planted trees fronting Abbeydale Road; details of the latter are under the Open Space heading below.

The planning history for the site can be found at Appendix 2.

Fig. 7 Extract from the pre-submission version of the Proposals Map



¹ The principle of the housing allocations is supported by the need for new housing land in the city as required by Core Strategy policy CS22.

4.3 PLANNING REQUIREMENTS

This section of the Brief draws out the site specific requirements that need to be addressed. The documents required for a planning submission are listed in Section 10.

Planning contributions and obligations (S106) will be mostly replaced by the Community Infrastructure Levy, which is expected to be in place by 2014 subject to the approval of Sheffield City Council's Cabinet.

4.3.1 Housing (Policies UDP – H7, H10, H14. SDF CS22, CS26 CS40, CS41 CS74) Disabled access (Policy UDP BE10)

The Sheffield Strategic Housing Market Assessment (2007) showed that 2 and 3 bedroom properties were most in demand in the South West of the city within which this site is located.

Density and Mix

Core Strategy Policy CS41 aims to create mixed communities and to this end encourages a mix of housing types, prices, sizes and tenures. No more than 50% of the homes may be of a single house type (defined as one with the same design or same number of bedrooms and of the same design or generally similar characteristics).

The development should make efficient use of land through careful design and support the development of sustainable, balanced communities in accordance with CS26. According to CS26 the recommended density range for the Abbeydale School Site is 40 to 60 dwellings per hectare (dph) because it is on a high frequency bus route (Abbeydale Road). The recommended density range for the rest of the site is 30 to 50 dwellings per hectare. Densities outside this range may be allowed where the development achieves good design or protects a sensitive area or where development is restricted due to site constraints such as the existing landscape or topography for example.

Pre-Submission Policy C2(a) requires that new housing should be designed and laid out to ensure that a range of different dwelling sizes, types and tenures are well distributed throughout the site.² Pre-submission policy C2(g) requires homes be designed so that wheelchair accessible homes, affordable homes and general purpose homes are of equivalent quality in terms of their appearance and siting, unless there are significant site constraints which would make this impossible.³

² No objections were received to this policy in 2010 and although there is some minor rewording for the pre-submission version it holds some weight

³ No objections were received to this policy in 2010 and although there is some minor rewording for the pre-submission version it holds some weight

Affordable Housing

As the site has capacity for more than 15 new homes, under Core Strategy Policy CS40 a contribution towards affordable housing will be required, up to the target level of 30 - 40%, subject to an assessment of financial viability.⁴ A link to the Affordable Housing Interim Planning Guidance can be found at Appendix 1 which gives detail on how the Core Strategy policy will be implemented.

Mobility Standards

UDP Policy H7 encourages 25% of all new homes in a scheme (spread across all types and tenure) to be built to the Council's Mobility Housing standard, except where the physical characteristics of the site make this impracticable.⁵ A link to the relevant Mobility Housing Supplementary Planning Guidance (SPG) can be found at Appendix 1. Mobility Housing needs to be located where the local topography is most favourable and where access to local facilities and public transport is easiest to achieve. The location(s) are best agreed at an early stage in negotiations and refined (if necessary) as scheme design progresses.

Lifetime Homes

Pre-submission Policy C2(f) requires 100% Lifetime Homes across a new housing scheme of three or more homes.⁶

4.3.2 Open Space (policies UDP - H16, SDF – CS45, CS46, CS47, CS54, CS74)

Safeguarding existing Open Space

An open space assessment centred on the site shows a quantitative shortage in the local area – 1.38ha per 1,000 of the population. This means that proposals for the loss of open space will not be permitted. However, if the proposals re-provide any lost open space within the local area to an equivalent, or better, standard, then it may be acceptable and secured by a legal agreement at the time of a planning approval.

In addition to Open Space the site is identified in the Sheffield Playing Pitch Strategy (2011) as containing the following:

- 2no. 80 x 47m which equates to U13/14 (FA standards) [fronting Carter Knowle Road]

⁴ Pre-submission Policy D3 proposes to reduce the threshold to 10 or more units and require up to 40% affordable homes but it received a number of objections in 2010 so holds limited weight at present.

⁵ Pre-submission Policy C2(e) proposes that developments of four or more general purpose or affordable homes, include at least 25% of the new homes designed as wheelchair accessible housing or housing that is easily adaptable for residents who are wheelchair users, but it holds limited weight at present.

⁶ No objections were received to this policy in 2010 so it holds significant weight. The pre-submission version retains the proposal for 100% Lifetime Homes

- 1 no. 100 x 65m which equates to adult pitch (FA standards)
- 1 no. 97 x 60m which equates to a U15/16 pitch (FA standards)
- 3 junior pitches (informal)

The Sheffield Playing Pitch Strategy identifies a need for these types of playing pitches to be retained. Sport England, therefore, would object to a planning application that proposes to remove them unless one of their exception policies apply; most commonly this may be Policy E4 which requires the re-provision of playing fields in the local area to an equivalent, or better, in terms of amount and quality. Sport England would also require a seamless use of any playing pitches that are proposed to be lost and replaced as a result of development in order to avoid disruption to its users. A link to Sport England's policy on planning applications for development on playing fields can be found at Appendix 1.

The area fronting Abbeydale Road is designated as Open Space in the pre-submission Proposals Map (2013). The recent tree planting by the local community demonstrates that the loss of this Open Space would deny people in the local area access to a small informal open space that is valued by people living or working in the local area (CS47c). It is valued for its function as an environmental buffer to the traffic along Abbeydale Road which is recognised as a significant contributor to poor local air quality (see Environmental Protection Issues below).

Enhancing existing and creating new Open Space

The open space on the Bannerdale and Park Site forms an important local amenity and ecological function and CS74 will require proposals to protect and enhance the setting to increase the benefit to local users, wildlife, and the environment.

Where opportunities arise, new open space should be created where a quantitative shortage of open space is identified in the local area such as this (CS46). The car park that serves the Bannerdale Centre will become surplus when the centre closes and there is an opportunity to re-configure the car park / open space for park users. The size of any car park should be informed by an assessment of the travel and parking needs of the park users including disabled people. The required 15m buffer zone at the Abbeydale School Site will also result in the creation of Open Space which will form part of the site allocation (P00518) shown on the pre-submission Proposals Map (2013).

CS74 expects development to respect, take advantage of and enhance the distinctive natural features, open spaces and the local landscape character of the area. The specific requirements of this policy are elaborated later in the Brief.

In accordance with UDP Policy H16 each site will need to provide 10% on-site Open Space⁷ and contribute to the enhancement of formal open space in the local area. On the Abbeydale School Site it would be acceptable for part of the 15m buffer zone from the woodland (see Green Environment and Ecology below) to contribute to on-site Open Space on the condition that it is enhanced to become a meaningful and useable Open Space with safe, secure and convenient public access. The remaining area of the buffer zone should form part of a landscape management plan. For the Bannerdale and Park Site, due to its direct relationship with the existing open space, it would be appropriate to require the enhancement of the existing open space rather than require new open space within the development. The financial contributions would be calculated using the tables in the Open Space in New Housing Development SPG (link at Appendix 1).

The Council is unable to undertake the future maintenance of the on-site open space due to financial constraints. As a result any open space provided needs to be supported by a funded maintenance plan.

An administration charge is now being levied on Open Space financial contributions since the 15th June 2006. This is 3% of the total Open Space contribution required, with a ceiling of £4000. Please note this is not in itself a planning obligation. Further information can be found on the website.

4.3.3 Movement, Transport and Highways (UDP – T8, T10, T21, T22, T25. SDF – CS41) Disabled access (Policy UDP BE10)

Fig. 8 shows the existing movement network into and across the site. There are currently limited vehicular access points into the site and restricted pedestrian access routes north-south. The existing and preferred movement patterns and access points are also shown on the context plans Fig. 10 and 11, and the Urban Design Framework Fig. 13.

The City Council's threshold is 80 units before a Transport Assessment is required for housing developments, although it does reserve the right to request one in other instances, where the location and/or nature of the development are of a particularly sensitive nature for example. The NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

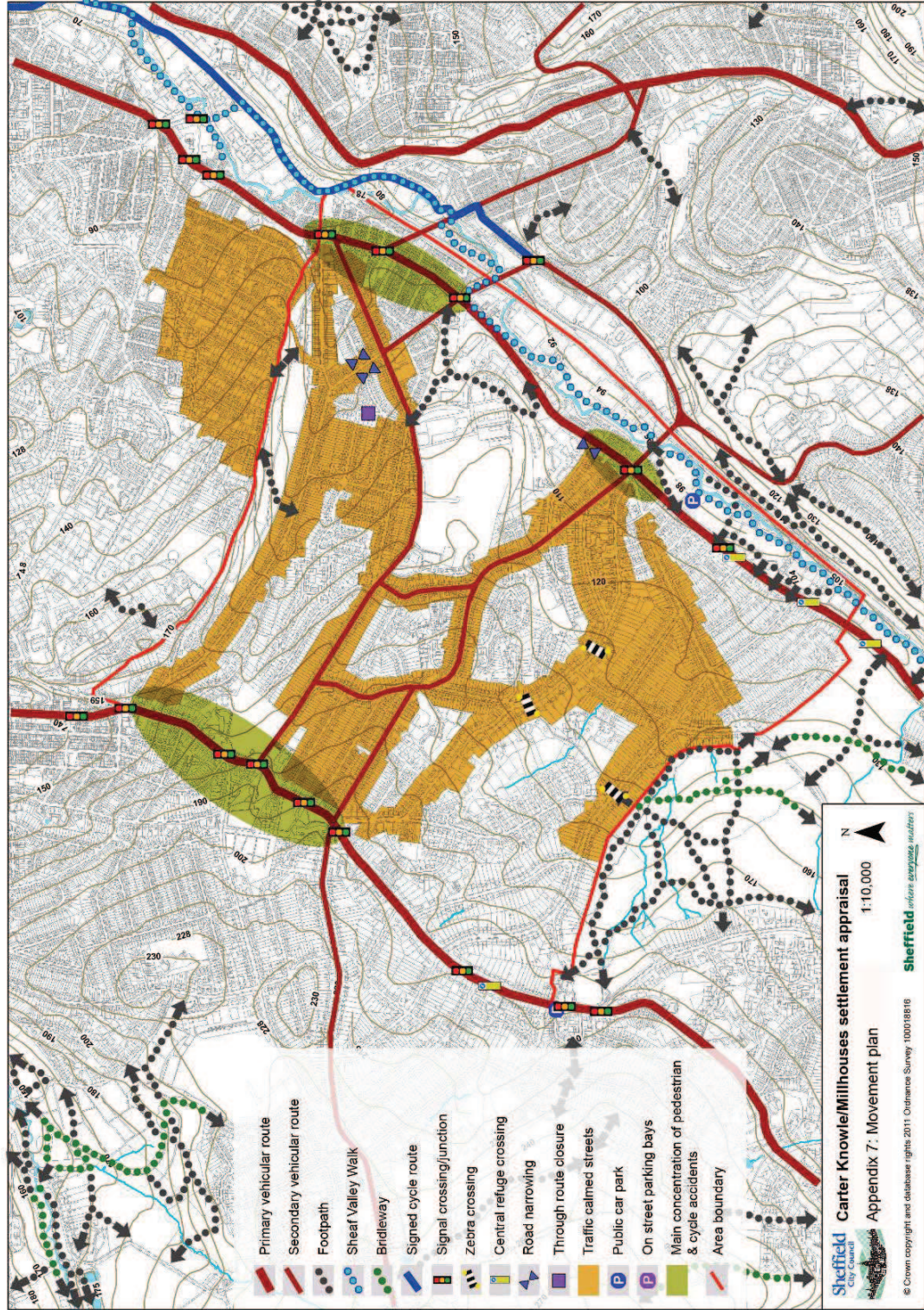
Abbeydale School Site

The Abbeydale School Site currently has vehicular access off Hastings Road which has a left-turn only egress onto Abbeydale Road. Changes are not envisaged to this arrangement, although if proposed would need to be proven in terms of their impact on

⁷ Pre-submission Policy D2 proposes to increase the threshold to 4ha but objections were received to it in 2010 so it holds only limited weight at present.

the surrounding network. There should be no more than 2 vehicular access points from Hastings Road. It may be acceptable for one of the access points to be restricted to emergency traffic only. This could be a widened footpath constructed to an acceptable standard to accommodate vehicles. New access points for any significant traffic flows onto Abbeydale Road along the site boundary are unlikely to be supported by the Highway Authority.

Fig. 8 Strategic Movement Plan



The number of vehicle movements for a residential development should not exceed the number of vehicle movements that occurred at the former Abbeydale Grange School (approx. average capacity 600 pupils in its last three years). Appendix 4 shows the estimated traffic flows for the former school and a housing scheme of 100 dwellings.

As a former school the site boundary is secure and there are no public rights of way routes through the site. Pedestrian access from Hastings Road through the site into the woodland block will be encouraged to improve links between Banner Cross and the Sheaf Valley corridor and Millhouses Neighbourhood Centre on Abbeydale Road. Under the sale of the land, and formalised in a planning condition, two public footpaths from Hastings Road should be created: one to link to the Bannerdale Centre Site and the other to link to Carter Knowle Road and Springfield Close in accordance with advice from the Council's Public Rights of Way Officer.

Bannerdale and Park Site

Public pedestrian access to the parkland is currently limited to the Bannerdale Centre car park entrance on Carter Knowle Road, or from Springfield Close. Large parts are restricted by boundary walls, fences and rear gardens and the existing public right of way does not connect directly with the park.

Vehicular access to the park is from the Bannerdale Centre car park which is also used by the football clubs. This road and the associated car parks have a lapsed temporary planning permission from 2005.

The existing vehicular access from Carter Knowle Road may be achievable if the Bannerdale Centre is redeveloped, with an emergency access only from Bannerdale Road. The road from Carter Knowle Road should be upgraded to an adoptable standard and because it runs through the open space for approx. 180m before it reaches the site, a landscape management plan will be required to accompany a planning application.

A primary access from Bannerdale Road to serve residential development is unlikely to be acceptable and would be considered in the light of the impact of increased traffic on the junction of Abbeydale Road and Bannerdale Road and the capacity of this junction to cope with additional traffic.

A planning approval (1/03657/FUL) for the Carter Knowle 7th Day Adventist Church to extend their premises included a condition to use signs to encourage users to park at the Bannerdale Centre to assist in relieving pressure on parking locally. This is an informal arrangement between the Church and the Bannerdale Centre.

The whole site is in an accessible location within easy reach of high frequency bus facilities and proposals should reflect this. An adequate amount of on-site parking must be provided for however, although the following maximum number of spaces not exceeded:⁸

- 1 bedroom 1 space
- 2 - 3 bedrooms 2 spaces
- 4 - 5 bedrooms 2 - 3 spaces
- + 1 space per 4 dwellings for visitors

4.3.4 Design Principles (UDP Policies – H15, BE4-6, BE9-12, BE16, BE19, BE21. SDF – CS74)

The supporting text to CS Policy CS74 states that the scheme needs to achieve Building for Life (BfL) Silver as a minimum. However, the national BfL model has now been updated to 'BfL 12'. Rather than an assessment, BfL 12 should now be used as a structure for discussions with the planning authority. Please see Appendix 1 for information on Building for Life.

A redevelopment scheme for the site should take account of The South Yorkshire Residential Design Guide which is structured around achieving a high Building for Life score.

The overarching design policies and principles of the UDP and the Local Plan should be further reinforced by site specific issues identified in Sections 5, 6, and 7.

4.3.5 Green Environment and Ecology (Policies UDP - BE6, GE10, GE11, GE15. SDF - CS46, CS47, CS54, CS74)

The mature woodland adjacent to the Abbeydale Grange School site is designated in the UDP as an Area of Natural History Interest, and locally known as Spring Wood. This designation is proposed as a Local Nature Site in the draft Proposals Map (2010)⁹. Draft Policy G3 (2010) requires that developments do not directly or indirectly damage existing mature or ancient woodland, veteran trees or species-rich hedgerows.¹⁰ All developments will be required to provide the following:

⁸ Objections were received to stricter standards in the 2010 draft (e.g. 1.5 spaces for 2-3 bed and 2 spaces for 4-5 bed) which hold limited weight at present. The pre-submission version reverts back to the existing standards with the upper part of the range allowed only 'exceptionally'.

⁹ There were no objections to the inclusion of the LNS in 2010 so it holds significant weight. The LNS remains in the pre-submission version.

¹⁰ The pre-submission version retains the policy wording so it holds weight at present.

- In order to protect the woodland's integrity and associated species a 15m landscape buffer should be provided from the woodland canopy edge to the edge of development.
- A badger survey to establish presence or absence and whether mitigation will be required.
- No lighting within the buffer zone to prevent disruption to wildlife.
- Using badger-proof fencing to adjacent properties if badgers are present to prevent damage to gardens.

Before the Bannerdale Centre is demolished or significantly altered, then a bat scoping survey will be required to advise whether further action and a licence from Natural England are needed.

UDP policy GE15 requires developers to retain mature trees, copses and hedgerows, wherever possible, and replace any which are lost. Fig. 10 Opportunities and Constraints shows the approximate location of mature trees and woodlands. This is not a tree survey that can be used to justify any future health and safety proposals in relation to tree condition; a tree survey is required in accordance with BS 5837. This will establish which trees are worthy of retention, which should be incorporated into a future layout and which could be subject to Tree Preservation Orders (TPO).

A small group of young trees in the corner of the Abbeydale Grange School site and a larger number of recently planted trees were planted by the local community. As explained under Open Space above, they form part of the open space that should be safeguarded due to its value to people living and working in the local area. The tree lining to Abbeydale Road contributes to local character, local wildlife and for the mitigation of air pollution.

4.3.6 Education (Policies UDP – H14, CF1. SDF – CS43)

The site is in an area where housing development would cause or contribute to a shortage of school places. Therefore, contributions to providing additional school places may be required from developers where more than ten houses are proposed. The amount of contribution is determined by the number of school-age children expected to come from the development on a per-property basis. The amounts dependent on whether additional places are required at primary, secondary level, or both, and whether there are existing proposals for financing additional places, and on the viability of schemes. Contributions will be subject to a maximum claim per property of £2548 for primary provision and £2743 for secondary provision. The Planning Obligations and Education Provision SPG gives more detail and a link can be found at Appendix 1.

4.3.7 Environmental Protection Issues (Policies UDP – H14 SDF – CS66)

Noise

A residential proposal should not cause future occupants or people living nearby to suffer from unacceptable noise, air pollution or nuisance or risk to health or safety.

Abbeydale Road is heavily trafficked which may be a source of dis-amenity to future residents. If the LPA is minded to grant consent Environmental Protection Service would recommend that it was conditional on the City Council's internal noise standards being achieved:

- Bedrooms: LAeq 15 minutes – 30 dB (2300 to 0700hrs)
- Living Rooms: LAeq 15 minutes – 40 dB (0700 to 2300hrs)

A validation test should be carried out post development but prior to commencement of use to demonstrate that the scheme of sound attenuation installed does achieve the required levels. Draft Policy C3 requires that development does not cause occupants to suffer from noise nuisance and to incorporate features to reduce the impact of noise.¹¹

¹¹ There were no objections to this policy in 2010 so it has significant weight. The policy is retained in the pre-submission version.

Air Quality

Sheffield has been designated an Air Quality Management Area (AQMA) under the Environment Act (1995) and the City's Area Quality Action Plan (2003) has the principal objective of improving air quality in Sheffield. This principle is supported by Core Strategy policy CS66 which aims to protect air quality in all areas of the city. National air quality standards are already breached in the area so any proposal should aim to have a neutral impact on local air quality.

A recent appeal for an extension to Sainsbury's Supermarket on Archer Road (09/03645/FUL) was dismissed on the grounds that it would have an effect on local air quality. The Inspector was concerned that the air quality assessment did not take into account the cumulative impact of the proposal in the context of other committed developments in the locality. Applicants on the Abbeydale Grange School site. An Air Quality Impact Assessment with an associated Traffic Impact Assessment will be required for any development on the two sites, in order to consider the cumulative impacts and the potential for associated mitigation measures.

The following mitigation measures should be considered: a Residential Travel Plan to encourage sustainable travel choices, including specific measures such as the installation of electric charging points; the use of 'car club' services; household travel planning and bus service vouchers; cycle schemes; discounts and cycle training and signage / design to improve the attractiveness of local walking and cycling routes. Lowering the parking ratio from 2:1 per unit could also be considered. The form of space heating is also an issue to be considered in terms of the local impact on air quality.

Landfill Tip

As can be seen from Fig.10, a significant portion of the Open Space adjacent to Carter Knowle Road was used as an unlicensed tip circa 1955. There appear to be few records of the type of deposited material. A phase 1 geotechnical and geo-environmental assessment has identified the possible extent of an historical refuse tip / landfill and a phase 2 intrusive assessment will be required to inform potential development costs.

4.3.8 Sustainability (Policies UDP- BE5, BE6, BE9, BE10, H10, H14, GE10, GE11. SDF – CS64, CS65, CS73)

The Council encourages, and in some cases requires, sustainable design and construction, green roofs, sustainable urban drainage systems (SUDS), renewable energy, biodiversity and sustainability in general under CS64 and CS65. The archived CABE website at Appendix 1 illustrates possible building methods and principles.

- CS64 – A minimum of Code for Sustainable Homes level 3 is required on all homes.

- CS65(a) - 10% of predicted energy needs should come from renewable/low carbon sources. CS65(b) is not currently being enforced.
- Guideline CC1 in the Climate Change and Design SPD (Link at Appendix 1) requires green roofs on developments of 10 or more dwellings, provided they are compatible with other design and conservation considerations. The green roof should cover at least 80% of the roof area.

4.3.9 Drainage (Policy UDP – SDF – CS67)

The City Council promotes the use of sustainable urban drainage systems (SuDS) for new developments and requires early pre-application discussions on feasibility and design between developers and the Land Drainage and Flood Risk Management Group.

The whole site is considered to provide significant natural drainage properties (Fig. 9) protecting the important communications route comprised of Abbeydale Road and the railway running in the valley bottom. CS67 provides general drainage requirements including incorporating SuDS as part of the drainage strategy and ensuring that surface water is reduced to 5 litres per hectare on all sites over 1 hectare except on brownfield sites such as the Abbeydale School Site where there is existing surface water run-off, in which case it must be reduced by 30%. Any need to upgrade existing drainage connections and the design of suitable drainage systems will be solved at a cost to a developer.

Foul Drainage

The foul drainage will be to the existing public sewerage system outside of the site. The need to upgrade existing drainage connections and provide new foul drains would be adoptable under S104 Water Industry Act 1991. These new sewers should be within adoptable highway wherever possible.

Culvert

There is believed to be a culvert that runs through the site parallel to Carter Knowle Road. A phase 2 intrusive assessment will advise on its more precise location.

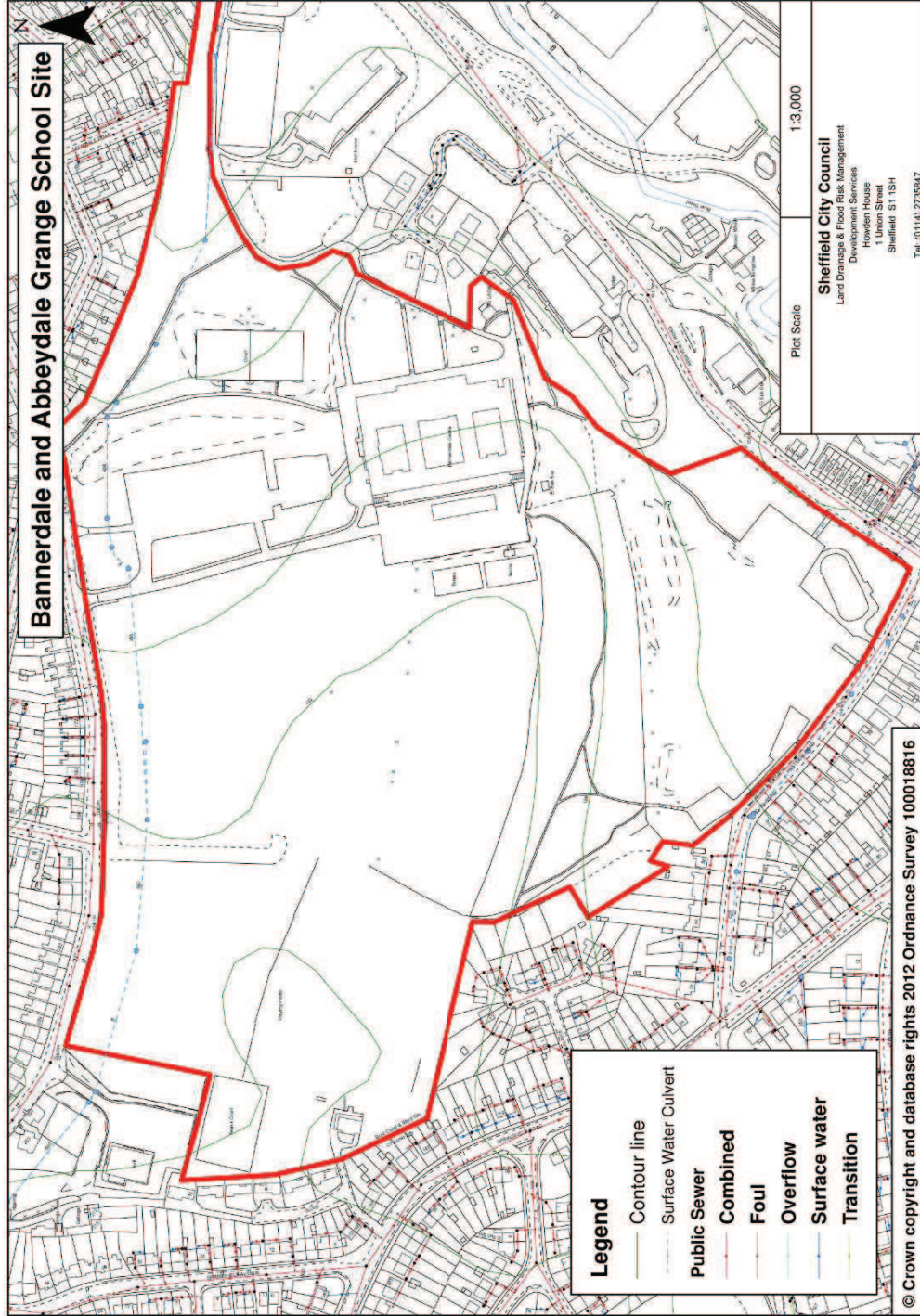
The Strategic Flood Risk Assessment classifies the site in Flood Zone 1 - low probability. A flood risk assessment should accompany a planning application on sites greater than 1 hectare.

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Pond

A pond is recorded to exist within the site according to the phase 1 geotechnical and geo-environmental assessment but is no longer evident.

Fig 9. Existing Drainage Plan



4.3.10 Other Planning Policies to Consider

Public Art (Policy BE12) – UDP policy BE12 encourages public art to be incorporated into the design of major developments. Draft Policy G12 (2010) requires public art as integral part of major developments.¹² The Council has a Public Art officer who is available to advise on any preferred approaches.

Waste and Recycling (SDF – CS64) – Please see Appendix 3 for detailed design guidance to enable on-site waste and recycling collection services.

Community facilities: The Bannerdale Centre is well-used local community facility. UDP Policy CF2 states that proposals which would result in the loss of community facilities will be permitted if its loss is unavoidable and equivalent facilities would be provided elsewhere in the same area, or the facilities are no longer required. There are community spaces in the local area, but an applicant would need to demonstrate that Policy CF2 can be satisfied.

5. SITE OPPORTUNITIES AND CONSTRAINTS

Summarising the key site features Fig. 10 shows the opportunities and constraints for development of the site. This plan should be read in conjunction with Fig. 11 the Site Context and Character diagram.

Fig. 10 shows two areas of possible development: Option 1 the Abbeydale School Site and Option 2 the Bannerdale Centre Site. The diagram only shows the potential locations of acceptable development, and it should be noted that the **total area** of housing development must not exceed 4.35Ha. Section 7 Design Principles describes the preferred development characteristics that are required to be met, and Sections 4.2, Sheffield Local Plan, and 4.3.2 on Open Space describe the conditions to enable the land uses proposed in the Housing Allocation to be swapped within the site area.

¹² This policy 'required' public art as part of major schemes, but there were objections in 2010 so it holds limited weight at present. The pre-submission version proposes to remove the policy and combine it with Policy G10 and states that 'public art should form an integral part of all major developments'

Fig. 10 Opportunities and Constraints



6. SITE CHARACTERISTICS

For the purposes of description the site has been broken down into a number of broad character zones. These are shown on Fig. 11 and include:

- the Abbeydale Grange School Site and
- the Bannerdale and Park Site made up of:
 - the Parkland to the north west of the site and including the woodland north of the school site,
 - the Bannerdale Centre and its associated car parking and access road,
 - the east of the site including a variety of plots within a woodland infrastructure.

The site is strongly characterised by mature trees with limited views and access points into the open space. Entering the site from Carter Knowle Road there are long views of open grassland with mature trees and enclosed by an ancient oak woodland fringe that hugs the ridge along much of its length, providing a largely tree-fringed skyline.

The Bannerdale Centre appears somewhat out of place in its setting. Although located within a parkland setting, the front of the building faces away from Carter Knowle Road reducing the legibility of the entrance. The car park has a significant negative impact on the setting of the parkland.

Although the noise and air pollution from Abbeydale Road is significant, the ancient oak woodland creates a significant natural buffer and enables an air of calm and tranquillity within the park.

Fig 11. Site Context and Character



Fig. 12 Site Photographs



Following demolition of the Abbeydale Grange School the site is now characterised by the perimeter trees and the woodland to the rear. Its location and prominence on a corner adjacent to Abbeydale Road and the Millhouses shopping centre is also significant.

As the site is situated in an established residential area the impact on and from its immediate neighbours should be an important consideration.

The photographic appraisal (Fig. 12), along with Figs 10 and 11, summarise the key qualities of the context which should help as a starting point to inform future development. The developer should carry out their own detailed character assessments to inform the design and as part of the Design and Access Statement.

7. DESIGN PRINCIPLES (POLICY CS74)

Fig. 13 shows the Urban Design Framework: the key design features that must be addressed in any proposals. This should be read with the South Yorkshire Residential Design Guide and the following site specific design development principles. One development site is identified in the Urban Design Framework. The rationale to selecting this area is to best ensure the integrity and quality of the remaining parkland and avoiding the historic landscape area. Any development proposals that depart from this option should include a compelling rationale through showing how good design and viability can best be achieved.

7.1 Bannerdale and Park Site

Make the most of the park and mature woodland setting

Development should optimise the value of the attractive landscape setting: incorporating mature landscape features, maximising long views, enabling secure access into the park and enabling natural surveillance. This will impact, for example, on the development layout, house types and boundaries at the interface between the development and park.

Optimise the impacts of development in the park

Development proposals must address the landscape and built form together: the quality and use of the park being considered equally as important as the built form.

In order to minimise the negative impact of built form on the parkland setting, development is preferred closer to the edges of the park and consolidated rather than dispersed across several separate sites for example.

Impact of highways and car park within the site

The amount of highway within the park should be minimised. Proposals to service the Bannerdale Centre Site, or public car parking, must be designed to be as un-obtrusive within the park as possible. This will impact on the siting of the car park and route chosen for the road: being as short as possible and mitigating the impact of cars being seen and heard within the park. The edge of the road should be secure so as to prevent vehicles leaving the highway.

Where possible any road should serve multiple uses (and future proposals) such as accessing public car parks, or other serviceable uses such as a café or changing facilities. The needs of disabled people should be addressed through the creation of an inclusive environment throughout the development.

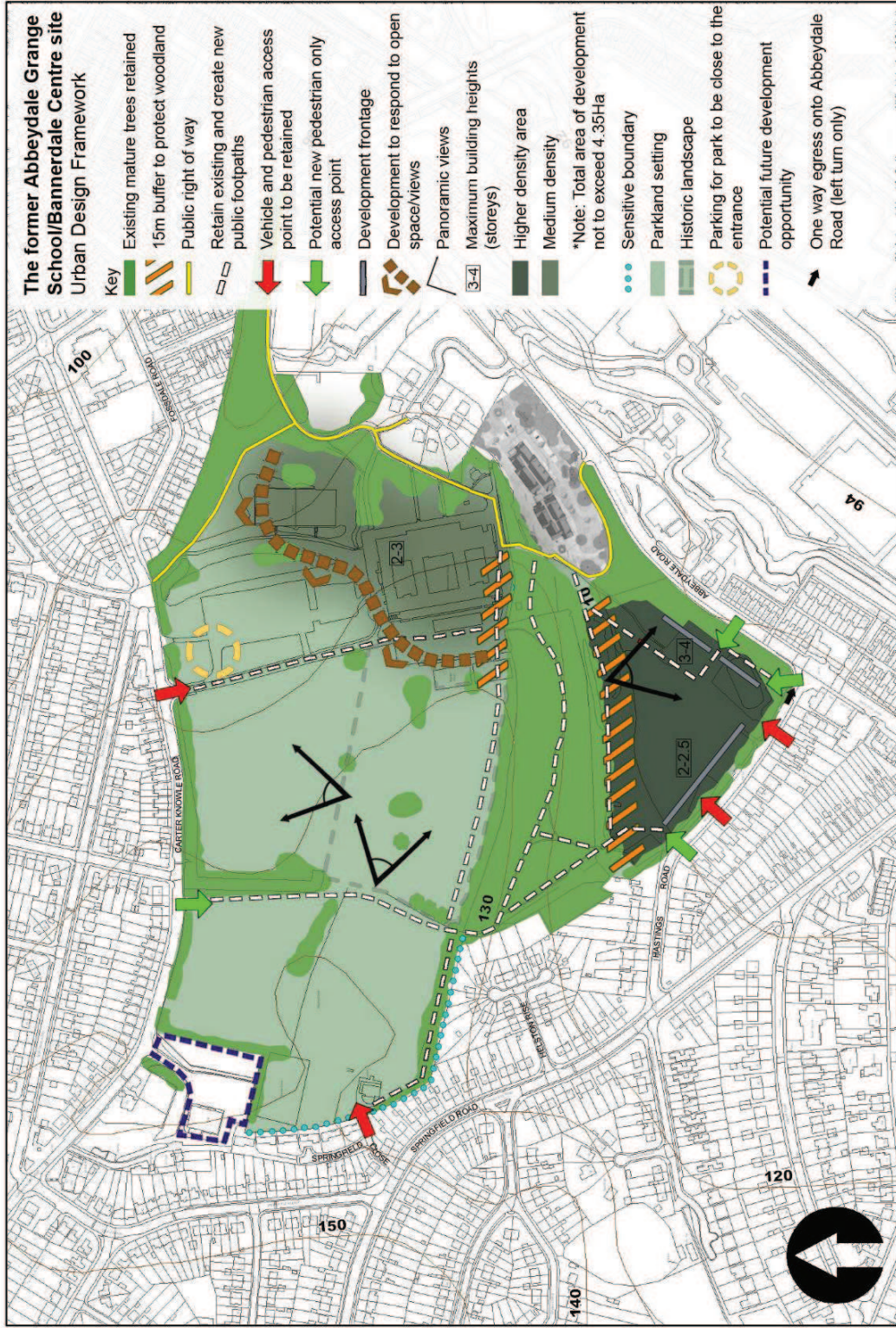
Protect the historic landscape character

The area to the north of the woodland on the Bannerdale and Park Site should be considered carefully as it has particular importance; the landscape here has remained undisturbed since at least the 19th century, probably much earlier.

Existing infrastructure (walls/ trees) to be retained where possible

Wherever possible the attractive existing fabric of the site, for example stone walls and mature trees, should be maintained and integrated into the development. This will limit the number and location of access points into the site for example.

Fig. 13 Urban Design Framework



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7.2 Abbeydale School Site

Development addressing the streets

Development should positively address the surrounding streets and have attractive frontages towards Abbeydale Road and Hastings Road. Development should ensure the overlooking of the Open Space Area fronting Abbeydale Road through the arrangement and orientation of buildings and the location of entrances.

Distribution of the developable area

Reflecting the more sustainable location close to the centre and the transport corridor, the Abbeydale School Site could be more intensely developed than the other sites.

Hastings Road and Abbeydale Road Corner

The recent tree planting along the Abbeydale Road frontage demonstrates the high value that is attached to this Open Space by the community. As a result, development should be set slightly further back to protect the Open Space which lowers the impact that a key corner building could have. However, Abbeydale Road is a key route into the city and the scheme's legibility and distinctiveness should be ensured through building orientation, scale, form and location of entrances and windows along the frontage of Abbeydale Road.

Building heights

The former school was predominantly 3 storeys but it was up to 4 storeys in places. We would, in principle, accept proposals that were up to this height but they must not cause the loss of light and privacy to existing and proposed neighbouring buildings and must be in scale and character with the area.

Use of the woodland buffer as walkway/ backs of properties

The landscape buffer to the South of the ancient woodland may be used for public access. The privacy of homes below the buffer, at a lower level, should be assured whilst maintaining the safety of and comfort of pedestrians.

Movement Network

The preferred pedestrian movement network enabling safe, convenient, and attractive access for all users to the woodland and park is shown Fig. 13.

Preferred vehicular and pedestrian access points are indicated on the diagram, although others may be available and acceptable subject to developer justification.

Views

The site benefits from an interesting topography with some significant changes in level as shown in Fig. 10 Opportunities and Constraints. Fig. 13 shows the key vantage points enabling long views that should be optimised within development proposals.

8. PUBLIC CONSULTATION

Following workshops with local groups in 2011, three concepts for developments on the site were prepared and public consultation was conducted by the Council in June and July 2012. The Draft of this Planning and Design Brief was the subject of a 6-week public consultation from 20 February to 3 April 2013. Details of all of the consultations are in Appendix 6, and a summary of the comments and responses from the latter consultation are included at Appendix 6.

9. CONTACTS

The Sheffield City Council contacts for this brief are:

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Development Management Case Officer Stuart Greenlade stuart.greenlade@sheffield.gov.uk

The Land owner is represented by:
Sheffield City Council, Property and Facilities Management

10. DETAILED PLANNING SUBMISSION INFORMATION

DETAILED PLANNING SUBMISSION INFORMATION
a. General site appraisal including site photographs showing the Developer's view of key features.
b. Concept plans showing the proposals in the context of the Site and in relation to the surrounding area, explaining how the proposals respond positively to the brief. Explain the conceptual approach to the Key Topic Areas. Consider including the following conceptual elements; Site analysis, Urban design, character and legibility, Activity and uses, Movement, General layout.
c. Site location plan preferably 1:1250, and no smaller than 1:2500 showing the site and the immediate surroundings and including: <ul style="list-style-type: none"> - Metric scales only. - North point, date and number. - Outline the application property, and indicate any adjoining property owned or controlled by the applicant. - Show the application property in relation to all adjoining properties and the immediate surrounding area, including roads. - Show vehicular access to a highway if the site does not adjoin a highway.
d. General layout and massing preferably 1:200 and no larger than 1:500 showing as a minimum; building arrangement, building types/heights with gardens, levels and retaining structures, materials (buildings and landscape), key views and vistas, existing features maintained, location of bins and cycle stores, etc.
e. Public realm, landscape, open space and streetscene showing as a minimum; public and private space and hard landscape proposals, boundary treatments, open space proposals and soft landscape, street furniture, play equipment, public art, uses and activities, existing features maintained, etc
f. Movement and highway design showing as a minimum; any pedestrian and vehicular pathways, shared surfaces, inclusive design features, building and garage entry points, highway design and traffic management proposals, public transport infrastructure and cycle routes, lighting, servicing particularly access for recycling and waste collection, car parking proposals, drainage, key linkages, etc
g. Three-dimensional visualisations, photomontage or models preferably in context with some existing buildings (Note: Three-dimensional drawings do not have to show the whole site, but can consist of specific areas of development to give an indication of how they would appear).
h. A study board describing typical and marker building types in context and with elevations, design features, materials, and hard/soft landscaping and public realm finishes.
i. Accommodation schedule and detailed drawings of all house types including plans and elevations at a scale typically no less than 1:50 and showing all Accessibility features with written confirmation of criteria which cannot be shown on the plans.
j. Cross-sections and all key street elevations – (Typically at a scale of 1:500) showing how the proposed development would sit within the site's topography and how streetscape is created.
k. Detailed annotated drawings of a typical three bedroom four person dwelling types including plans and elevations at a scale typically no less than 1:50. Show a typical furniture layout. This should include an outline specification for the construction of the dwellings, along with external treatments, and explaining how the dwelling meets the quality standards.
l. Detailed drawings of all typical sections of the streetscene and public realm at a scale of not less than 1:50 showing surfacing materials and details, boundary treatments, street trees, street furniture, and any other typical or special details.

Other documents required with Planning Application	Abbeydale School Site	Bannerdale and Park Site
Affordable Housing Statement	Yes	Yes
Biodiversity survey and Report	Yes	Yes
Consultation Statement	Yes	Yes
Design and Access Statement	Yes	Yes
Flood Risk Assessment	Yes	Yes
Heritage Statement	Yes	Yes
Archaeological Assessment	Yes	Yes
Noise impact assessment	Yes	No
Air quality Assessment	Yes	No
Open Space Statement	Yes	Yes
Planning obligations (draft)	Yes	Yes
Sustainability Statement	Yes	Yes
Transport Assessment or Statement (including public rights of way)	Yes (TA)	Yes (TA)
Travel Plan	Yes	Yes
Contaminated land risk Assessment	Yes	Yes
Tree Survey	Yes	Yes
Ecological Assessment	Yes	Yes
Environmental Statement	Yes	Yes
Landscaping details	Yes	Yes
Regeneration assessment	No	No
Coal Mining Risk Assessment	Yes	No

Appendix 1 Planning Policies

Links to policies quoted in this Brief:

- The Unitary Development Plan: <https://www.sheffield.gov.uk/udp>
- The Sheffield Local Plan (formerly Sheffield Development Framework): <http://www.sheffield.gov.uk/sdf>
- The Core Strategy: <http://www.sheffield.gov.uk/corestrategy>
- Draft City Policies and Sites (2010): <https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/city-policies-and-sites.html>
- The timetable for the City Policies and Sites document and the Proposals Map can be viewed at the following link: <http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/local-development-scheme>

Supplementary Planning Guidance

Affordable Housing Interim Planning Guidance; Mobility Housing; Open Space in New Housing Development – 2011 Update; Planning Obligations and Education Provision <https://www.sheffield.gov.uk/spg>

Supplementary Planning Documents

The Climate Change and Design Supplementary Planning Document (SPD) and Practice Guide will assist with the implementation of the adopted Core Strategy, and supports the following Core Strategy policies: CS63, CS64, CS65 and CS67 <https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/sdf/supplementary-planning-documents/climate-change-and-design-spd.html>

Building for Life:

<https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/buildingforlife.html>

South Yorkshire Residential Design Guide:

www.sheffield.gov.uk/roads/about/transport-and-highways/development-and-adoptions/design-guide

Archived CABE website:

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/>

Guidelines for the preparation of Transport Assessments and Travel Plans:

<https://www.sheffield.gov.uk/dms/scc/management/corporate-communications/documents/planning/SPG/Transport-Assessments-and-Travel-Plans--Word--406-KB-/Transport%20Assessments%20and%20Travel%20Plans.doc>

Design and Quality Standards (HCA, 2007):

http://www.gm1housing.co.uk/documents/Design_quality_standards.pdf

Sport England: A Sporting Future for Playing Fields:

http://www.sportengland.org/facilities_planning/putting_policy_into_practice/idoc.ashx?docid=1ed19a00-14fa-4940-8a09-19cf63ce538b&version=-1

Appendix 2 Planning History

The former Abbeydale School site:

- 11/02871/DPNRG3 - Demolition of school, associated caretakers houses and lodge building (Application for Prior Approval - in accordance with the additional details received on the 25th of October 2011 and the 7th of November 2011) - Granted Conditionally 18.11.2011
- 09/01614/RG3 - Erection of a perimeter fence and gates (Full Application Under Reg 3 -1992) (amended plans received 24.07.2009) – Granted conditionally 03.09.2009

For the Bannerdale Centre and adjacent playing fields:

- 06/02733/RG3 – Retention of a modular building for temporary use (Extension of planning permission 03/00645/RG3)
- 06/02282/FUL – Construction of access road and car parking accommodation (application to carry condition 1 as imposed by 00/01727/FUL.
- 9A/1052P or 00/01727/FUL – Construction of access road and car parking accommodation on the former tennis courts (to the east of the Bannerdale Centre) and multi use games area (to the north) – approved 11/7/2001 5 years consent.
- 95/1042P – Construction of temporary car park and vehicular access – approved 17/6/96 1 year consent
- 98/0155P – Continuation of use of temporary car and vehicular access (extension of planning permission) – withdrawn.
- 95/0916P – Regional football centre to include sports hall, hotel, health club, parking (outline), mini football and use of fields for SUFC/community/school – approved subject to conditions.

The following applications relate to a McCarthy and Stone development adjacent to the former Abbeydale School site:

- 02/03038/RG3 - Erection of 64 'Extra Care' flats with ancillary facilities (Outline Application Under Reg 3 - 1992) (Abbeydale Grange School-Former 6th Form Centre Site) (in accordance with the indicative site plan received on 10th February 2003) - Granted Conditionally 26/2/2003
- 06/01409/RG3 - Erection of 64 'Extra Care' flats with ancillary facilities (Outline Application Under Reg 3 - 1992) (Abbeydale Grange School-Former 6th Form Centre Site) - (application under Section 73 to vary conditions 2 & 3 (time limit for submission of reserved matters imposed by 02/03038/RG3)) - Reserved Matters Approved Conditionally 13/10/2006

210513

- 09/03130/REM - Erection of 64 'Assisted Living' (Extra Care) flats with ancillary facilities (Use Class C2) - Reserved matters application conditionally legal agreement 28/4/2011

Appendix 3 Collection Service for Houses

Containers

- Per dwelling, space should be recognised for 3 wheeled bin containers having a footprint size of 0.75m x 1.5m, around which there should be a reasonable allowance for a walkway.
- Storage should be on the premises, and a minimum of 1.0m from the building. The use of communal bin stores should be avoided.

Access

- Any undercover/ internal storage facility for bins must have a level access with the ground level or any slope constructed should be equal to that for wheel chair access.
- The movement of domestic household bins to the kerbside collection point is the responsibility of the occupier.
- The surface over which the bins are to be transported (pulled or pushed) should be a smooth surface (tarmac, block paving or paving flagstones) where the container will not sink or be uneven which may cause the container to tip over.

Servicing (Applicable to Houses and Flats)

- New roadways should be suitable for a 32 tonne vehicle, and due consideration given to the potential for vehicles to be parked at the sides of the road.
- The dimensions of the largest collection vehicles are:
Length: 12.5 metres
Width: 3.2 metres
Height: 4.2 metres
- A turning area is required if there is not an access and egress from the site.
- Collection Vehicles should not be expected to reverse over 12 metres.

Collection Service for Flats

Where it is not possible to allocate an individual receptacle to a dwelling the City Council standard is to provide 1100 Litre Euro Bins for residual waste, collected once weekly, 660 Litre Euro Bins for paper and card and 500 litre Euro Bins for glass and cans, both collected every two weeks. 120 litres per dwelling per week is made available, plus a minimum 30% additional capacity for the segregated collection of materials for recycling.

Storage

- A minimum allocation for waste storage of 0.25m³ (as per building standard H6) per dwelling must be adhered.
- Any mixed-use development must provide totally separate storage of domestic waste from any other waste arising from the premises.
- A recycling area should be clearly designated and marked within the waste storage area.
- Space allocated for bin storage should not have bins stored more than two deep and should provide ample room for rotating the bins (a minimum equivalent in space to a 50cm wide band around each bin for this purpose).
- Adequate height, with a minimum of 2.3 metres from floor to ceiling in the storage area must be provided to ensure the lids on all containers must be able to open fully.
- The Developer must give consideration for the accessibility of waste and recycling facilities by disabled residents.
- A designated area must be provided for the occasional storage of bulky items of waste by residents (this should be in addition to the minimum 0.25m³ of designated waste storage space per dwelling).
- The waste authority is pleased to consider alternative arrangements to chutes for waste.
- Suitable consideration should be made to minimise risk associated with the storage of waste including adequate ventilation and fire precautions.
- Any agreed method of waste management outside the standard service provided via the waste collection authority will be liable for capital and revenue costs.

Access & Servicing (Specific to flats)

- Bins will be pulled a maximum of 12 metres from the storage area to refuse collection vehicle.
- Arrangements can be made with the waste collection authority where access is within the prescribed measure to collect direct from storage area, alternatively agreement must be sought with the waste collection authority to designate a suitable collection & return point.

Appendix 4 Estimates of generated traffic at the Abbeydale School Site

The following estimated figures would change depending on the precise detail of the development eventually proposed; as such they should only be seen as an initial guide. The trip rates are calculated using the TRICS database which is a national database that challenges and validates assumptions about the transport impacts of new developments based on a vast range of survey information on different land uses.

Secondary School (600 pupils)

	Arrivals	Departures	Total
AM Peak	120	84	204
PM Peak (1500-1600)*	53	74	127
(1700-1800)**	12	18	30
Daily total (over 24 hrs)	283	287	570

Residential (100 dwellings privately owned)

	Arrivals	Departures	Total
AM Peak	17	41	58
PM Peak (1500-1600)*	28	23	51
(1700-1800)**	38	25	63
Daily total (over 24hrs)	270	283	553

*School PM Peak

**Network/Residential PM Peak

Appendix 5 Public Consultation July 2012

A summary of the comments and a brief response on the planning implications.

Support for housing and a concern over any further retail provision

The proposed housing allocations will help meet the considerable requirement for housing in the city and this will outweigh any need for significant retail provision.

Support for the retention of the woodlands and trees, specifically the trees along Abbeydale Road.

Ecology Unit has confirmed the value of the ancient oak woodland and reiterated the need to preserve its integrity. The trees along Abbeydale Road should be retained in line with UDP policy GE5 though their condition and value is subject to a survey.

Support for the provision of formal open space uses such as the existing pitches and the suggestion of allotments and community orchards as well as the provision of community facilities on the park. Mixed views over whether the existing MUGA was the best type of provision and the desire to see different sports catered for.

CS47 requires the retention of the quantity and quality of the open space and playing fields. A MUGA proposal would need to be justified under Sport England's policy.

Concern regarding the impact of additional housing on local schools.

The site is in an area where housing development would cause or contribute to a shortage of school places. Therefore, contributions to providing additional school places may be required from developers

Concern regarding impact of additional traffic, although mixed views on the retention of the one way on Hastings Rd.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Regarding the closely related issues of air quality, the vehicle movements of new housing development should be no greater than the former school.

Concern about parking for the sports pitches, the local shopping centre and any future non-housing uses.

Issues covered by a Transport Statement or Assessment.

Discussion around the preferred alignment of a footpath through the site running parallel to Abbeydale Road.

Pedestrian access into the site can be taken from Abbeydale Road.

Subject to there being no detriment to the park there was not a strong view on the preferred location of housing

There is flexibility in the final location of development though there are design and open space benefits to developing the higher ground in the west of the site as outlined in this Planning Brief.

Appendix 6 Public Consultation 20 February – 3 April 2013

The recent public consultation on the Brief was undertaken in two main ways:

- (i) Two public drop in sessions held on the 27th February and 5th March; and
- (ii) A mailshot was sent out to existing contacts via email

The Brief was available on the Council's website and in the local library for people to read at home and send in comments. Members of South and South West Community Assemblies were briefed on the 24th January and 7th February respectively, and invited to the drop-in sessions.

73 people or organisations commented, 43 of which were elicited from the drop in events and 30 were submitted by email or letter. The comments received have been broadly grouped into the following categories alongside the Council's response and subsequent changes to the Brief.

Main Issues Raised		SCC Response	Changes to the Brief
Objections to Option 2a	29 outright objections received. Concern that it would be intrusive on the open space and spoil the green character and tranquillity closest to where people live. Also concern that relocating the football pitches will cause disruption to users and uncertainty about the quality of replacement. Neighbouring residents' concern about the loss of light, privacy and views.	We accept that the amenity of the Open Space – the appearance, character and ambience of its landscape – will be detrimentally affected by the siting of development at the western end of the site. Option 2b will maintain the existing amenity of the Open Space, including its character and appearance, whilst delivering a housing site that will contribute to the supply of housing land required by Core Strategy policy CS22. It will also give certainty to local residents and the community about the preferred future use of the site.	Remove Option 2a.
Safeguarding Open Space	Concern about the loss of Open Space and a number of trees recently planted by the community along	Should a future applicant wish to develop the western end of the site instead of the Bannerdale Centre site then it must have a compelling rationale through showing how good design (the siting, layout, external appearance and landscaping of the development and its relationship with the open space), viability and a seamless use of the replacement football pitches can be best achieved. The recent tree planting by the Carter Knowle and Millhouses Community Group demonstrates the high value that is attached to this Open Space, therefore its loss would 'deny people in the local area to a small informal	Accepted in full - safeguard the Open Space in

	Abbeydale Road.	open space that is valued or well used by people living or working in the local area' (part c. of Core Strategy policy CS47).	the Brief.
Developable area	Objections to 2.44Ha of developable land at Abbeydale School Site because it is bigger than that UDP and it was understood that only the building footprint of the school would be developed.	The area that can be designated Open Space should be confined to the areas outside the site's perimeter fence which has public access (definition under CS47). The UDP Housing Area boundary does not follow features on the ground and has been updated in the Local Plan Proposals Map (Pre-submission 2013). Nevertheless, the site allocation (P00518, Pre-submission Proposals Map, 2013) requires a 15m buffer zone to the ancient woodland along the northern boundary of the site. This will create 0.48 hectares of new Open Space to form part of the site allocation (approximately 14% of it).	Not accepted.
Traffic and congestion	Concern that the traffic impact will be worse than what was experienced when Abbeydale Grange School was open.	A Travel Plan or Transport Assessment (depending on the number of dwellings proposed) will be required. 600 pupils (rather than 750) at the former Abbeydale Grange School ¹³ will be used as the threshold for estimating the number of acceptable vehicle movements for a proposed housing scheme.	Accepted in part
Air quality	Concern about air quality caused by traffic increase.	National air quality standards are already breached in the area so the target for any proposal should be a neutral impact on local air quality. An Air Quality Impact Assessment with an associated Traffic Impact Assessment will be required for any development on this site, in order to consider the cumulative impacts and the potential for associated mitigation measures. A Residential Travel Plan should be produced to encourage sustainable travel choices, including specific measures such as the installation of electric charging points; the use of 'car club' services; household travel planning and bus service vouchers, cycle schemes, discounts and cycle training and signage / design to improve the attractiveness of local walking and cycling routes. Lowering the parking ratio from 2:1 to 1.5:1 per unit could also be considered. The form of space heating is also an issue to be considered in terms of the local impact on air quality. The open space and trees fronting Abbeydale Road should be safeguarded and maintained to provide an environmental buffer in accordance with UDP Policy GE22 and H14(f); this won't mitigate a scheme's impact on air quality but it will help protect residents within the site from traffic emissions on Abbeydale Road.	Accepted in full. The Brief should make a stronger reference to air quality and potential mitigation measures in relation to the Abbeydale School Site.

¹³ The school's average attendance in its last three years rounded to the nearest hundred.

Storey heights at Abbeydale School Site	Objection to 3-4 storeys fronting Abbeydale Road due to overlooking and loss of privacy and light to nearby properties.	The former school was predominantly 3 storeys but was up to 4 storeys in places. We would, in principle, accept proposals that were up to this height but it must not cause the loss of light and privacy to existing and proposed neighbouring buildings and must be in scale and character with the area.	Not accepted
Densities	Objection to 40-60dph at Abbeydale School Site.	Subject to the character of the area being protected, the location of the Abbeydale Grange site on a high frequency bus route on Abbeydale Road, in accordance with policy CS26 would suggest a density range of between 40 to 60 dwellings per hectare. Policy CS26 does allow for densities outside these ranges where they achieve good design, reflect the character of an area or protect a sensitive area.	Accepted in part
Urban Design	Objection to the key corner building on the Abbeydale School Site due to the potential loss of Open Space and community trees.	The recent tree planting along the Abbeydale Road frontage demonstrates the high value that is attached to this Open Space by the community. Development should be set slightly further back to protect the highly valued Open Space at this corner. This would lower the impact that a key corner building could have.	Accepted in full – remove the requirement for key corner building, but ensure development relates to this key gateway route into the city.
Use of the Bannerdale Centre	Requests to retain part or whole of the Bannerdale Centre for mixed uses inc. residential, community and workshops.	Up to 20% of the site area could be developed for non-housing uses. We cannot allow a greater proportion because the benefit of non-residential uses would not outweigh the harm it would cause to the supply of housing land required by Core Strategy policy CS22. However, removal of the Bannerdale Centre as a community facility will need to consider UDP Policy CF2 which states that proposals which would result in the loss of community facilities will be permitted if its loss is unavoidable and equivalent facilities would be provided elsewhere in the same area, or the facilities are no longer required. A full consideration of local capacity should be undertaken by the Council as landowner, but the need to retain the Bannerdale Centre is not expected to outweigh the need for housing land.	Not accepted.

Appendix 7 Best Practice

Although **not** a specific planning requirement, the preparation, use and submission of the following information and standards would show good practice in enabling the requirements of planning policy to be met. The Council has a Developer Manual that may help provide useful background information. <https://www.sheffield.gov.uk/planning-and-city-development/regeneration/sheffield-site-redevelopment-programme>

Grant funded Affordable homes must be designed to meet the HCA requirements as set out in Design and Quality Standards (April 2007). Annexe 3 of the document also identifies best practice that should be considered. It is **not** a specific requirement, however, that market housing meets these HCA standards. The developer must however ensure that all homes are tenure blind: unable to be differentiated by appearance, type, location, or phasing within the development for example.

■ Housing

Prepare a **Housing Market Assessment** using the Sheffield HMA. <https://www.sheffield.gov.uk/in-your-area/housing-services/housing-strategies/housing-market-assessment-2007.html> (further information is available from the Council). Show how the housing needs and demands of the current and future community have been investigated and how the development proposals reflect the findings.

Use innovative approaches to provide up to 40% of the development as **Affordable Housing**.

■ Environmental sustainability

Prepare and use a **Low and Zero Carbon Technologies Report** guiding the most cost effective approach to reducing carbon emissions on the site.

Prepare a design and planning stage **Code for Sustainable Homes** reports to guide design development.

Prepare and use comprehensive **Site Investigation Reports** to inform the design proposals. The studies should include detailed topographic survey, ecological survey, and ground investigation reports.

Prepare and use a **Water Management and Demand Study** including the preferred approach to implementing SUD's. The approach should include the incorporation of green roofs on as many homes as possible.

Prepare an **Environmental Sustainability Brief** for the Design Team balancing the findings of the above surveys and proposing the approach to optimising the positive benefits on the environment.

Prepare a **Green Travel Plan** explaining how residents will be enabled to lead more environmentally sensitive lifestyles.

- Design and Access Statement

Show in the DAS how the quality of life of residents can be maintained and enhanced through designing at higher densities.

Prepare a high quality and comprehensive **landscape design scheme** to be submitted with the planning application. The scheme should sit within a **Green Infrastructure Strategy** for the area. Include a costed **Management and Maintenance Plan** with a delivery mechanism.

Appoint an accredited **Building for Life Assessor** to advise on achieving higher scores.

Show all 7 attributes of 'Safer Places' as set out in chapter 2 of '**Safer Places: the Planning System and Crime Prevention**.' <http://www.communities.gov.uk/publications/planningandbuilding/saferplaces> Work with the Police ALO early on, and seek to achieve **Secured by Design** award.

Commit to developing Home Zones and/ or **high quality streetscapes** that show the principles set out in the South Yorkshire Residential Design Guide. <https://www.sheffield.gov.uk/roads/about/transport-and-highways/development-and-adoption/design-guide>

Design a range of parking solutions to meet the principles of the English Partnerships guidance 'What works where'. <http://collections.europarchive.org/tna/20100911035042/http://englishpartnerships.co.uk/qualityandinnovationpublications.htm>

- Inclusive design

As part of the Design and Access Statement prepare an **Inclusive Design Strategy**, including creating Legibility Plan for people with sensory impairment, appointing an appropriately qualified Access Consultant and an Access Champion within the development company.

Design properties to the **Lifetime Homes** standard enabling easy future adaptation by residents.

Design the Mobility Standard Homes to the Mayor of London Best Practice Guide to **Wheelchair Accessible Housing**, but with just 10% of the properties with a covered car parking space. <http://legacy.london.gov.uk/mayor/strategies/sds/bpg-wheelchair-accessible-housing.jsp>. Also use the DfT 'Inclusive Mobility', 'Manual for Streets', 'Guidance on the use of tactile paving', and BS8300.

Design dwellings to meet or exceed the **National Housing Federation** 'Standards and Quality in Development - a good practice guide' internal space design standards.

- Construction Efficiency

Prepare a **Construction Efficiency Report** showing how construction best practice, such as shown through the Design for Manufacture competition, is being implemented. Include a Sustainable Construction Waste Plan and a report on re-using as much of the site infrastructure as possible.

Future-proof the design, for example enable future loft conversions into habitable rooms, over-specify roof trusses to enable future PV panels to be fitted, and provide space for additional services.

Show how the majority of materials are classed A+/B in the **BRE Green Guide to Specification**. Use **local materials and labour**.

Appendix 8 Drainage

The Site

The site is approximately 21.43 hectares in area. Its previous use was a school and council building with impermeable hard standing areas. The site would be classed as part greenfield and part brownfield. The site falls from west to south east forming part of the River Sheaf catchment area.

A watercourse exists within the site and runs across the north of the site in a west to east direction, discharging to the River Sheaf to the south below. A surface water drainage system exists at the south end of the site but the route of this is unknown beyond the site boundary. A watercourse exists adjacent to the site, within Hastings Road running west to south. A pond is recorded to exist within the site according to a plan circa 1950 but is no longer in evidence.

Flood risk

The Environment Agency's current Flood Risk map shows the nearest point of fluvial flood risk being approximately 15m to the east of the site at a point on the River Sheaf valley, approximately 15 metres lower than the site.

The Local Authority confirms that there have been no previous reports of fluvial flooding affecting the site from any watercourse. However there is a risk of flooding to the site from the watercourse that runs through it, should it become blocked.

The watercourse on the north side of the site discharges into a downstream structure that is registered under the Section 21 Asset Register, Flood and Water Management Act 2010. This is a structure that is likely to have a significant effect on the flood risk in this area. It is imperative that any planned discharges to this watercourse are discussed with Sheffield City Council's Land Drainage and Flood Risk Management Group.

Possible exceedence routes should be considered and incorporated into any proposed design of the site.

Surface water drainage

There are no public sewers in existence within the site. It is possible that surface water from the developed part of the site discharges via private drains to the public sewer in Abbeydale Road to the south.

It may be possible for the new development's surface water to be discharged to the above mentioned watercourses subject to the receiving water course being in an acceptable condition and free from blockage or collapse. (This would be for the developer to prove).

The actual flows will depend largely on the density of new development and the amount of green space provided.

Sheffield City Council anticipates that the statutory requirement to form an approval body for sustainable drainage systems (SuDS) serving new development will take effect in April 2014. The City Council will establish the SuDS Approval Body (SAB) alongside the Local Planning Authority.

The SAB will apply the design principles detailed in the National Standards for sustainable drainage systems published by the Department for Environment Food and Rural Affairs (defra).

Sheffield City Council's "Core Strategy CS67 Flood Risk Management" and the "Climate Change and Design Supplementary Planning Document Practice Guide March 2011" should be referred to.

This site is ideally suited for the use of SuDS techniques, for example:

- It is critical that source control elements should be included within the site to ensure clean water moves through and enters site controls such as amenity space.
- Open space infrastructure and linear landscapes, used for storage, can easily be incorporated within the site boundaries and along the edges. Ground conditions in the old pond area may still be suitable for the re-establishment of the pond which can be utilised within a SuDS train.
- Water based amenity and biodiversity benefits could be achieved within the site, for example in the movement of water in linear landscapes.
- There is scope for surface water pathways to follow open space infrastructure, for example street scene verges, circulation routes and public open space. This will inform the planning brief.

The above brief has been produced from desktop studies only, based on existing/historical information held by the Land Drainage and Flood Risk Management Group, Sheffield City Council. The above should be viewed as preliminary comments only and a detailed flood risk assessment (FRA) will be required as part of the planning process.

Draft Planning and Design Brief for former Abbeydale Grange and Bannerdale Centre

Appendix 1 - Public Consultation Comments

Public consultation on the draft Brief was held from 20 February to 3 April 2013. Members of South and South West Community Assemblies were briefed on the 24th January and 7th February respectively, and invited to the drop-in sessions.

The recent public consultation on the Brief was undertaken in two main ways:

- (i) Two public drop in sessions held on the 27th February and 5th March; and
- (ii) A mailshot was sent out to existing contacts via email

The Brief was available on the Council's website and in the local library for people to read at home and send in comments. Members of South and South West Community Assemblies were briefed on the 24th January and 7th February respectively, and invited to the drop-in sessions.

73 people or organisations commented, 43 of which were elicited from the drop in events and 30 were submitted by email or letter. The comments received have been broadly grouped into the following categories alongside officer's responses and subsequent proposed changes to the Brief. A spreadsheet showing a response to every comment is available upon request.

	Number of comments	Officer Response	Recommendation
Comments on the consultation process			
Praise and appreciation for the consultation process as it has given the opportunity for views to be heard.	3		N/A
Grateful for the team's assistance in helping them to understand the proposals	1		N/A
Approval process for the Brief			
Request that the Brief is taken to Planning Committee	1		The Brief will be taken to Planning Committee on

			the 21 st May/
Option 1 – Abbeydale School Site			
Outright objection	1		
Highways, access and air quality			
Consider opening up the one way junction of Hastings Road and Abbeydale Road	6	We do not anticipate that the removal of the left turn only onto Abbeydale Road would be required but will be considered as part of a Traffic Impact Assessment.	No change proposed
Objections to using 750 pupils at the former school as the threshold for estimating the number of acceptable vehicle movements for a proposed housing scheme. There were not 750 pupils at the school and it was closed during the holidays.	10	We accept that there were not 750 pupils at the school when it closed even though it did have capacity for 750. The average number of pupils was 594 during its last three years. We will, therefore, estimate the maximum number of vehicle movements that would be acceptable for a housing proposal based on a rounded figure of 600. Appendix 4 of the Brief now includes this information which is based on the TRICS Database. TRICS is a national database that challenges and validates assumptions about the transport impacts of new developments based on a vast range of survey information on different land uses. In this instance, we have chosen the appropriate land use and refined the site characteristics to reflect those which most closely resemble the former school to estimate the number of trips that would have occurred. The trip rates only relate to school days. However, a full Traffic Assessment will be required for a proposal for 80 or more houses and will require a greater level of detail.	Accepted in part. To be acceptable from a Highways point of view, the number of vehicle movements for a proposed housing scheme should not exceed the number that existed at the former Abbeydale Grange School based on a capacity of 600 pupils. Appendix 4 of the Brief now includes some estimates.
Concern about traffic increase on Springfield Road and Hastings Road	3	A Traffic Assessment will be required for 80 or more houses and appropriate mitigation measures taken to limit the impact on the local road network. However, according to national planning policy the traffic impact must be severe for a proposal to be refused on this issue alone.	No change proposed
Suggestions that access should be taken from Abbeydale Road to minimise impact on Hastings Road	3	An additional access onto Abbeydale Road at this location would be unacceptable due to an unacceptable impact on the highway network.	No change proposed.
Concerns about general increase in traffic in the locality	2		

Concerns about air quality caused by traffic increase.	8	National air quality standards are already breached in the area so any proposal should aim to have a neutral impact on local air quality. An Air Quality Impact Assessment with an associated Traffic Impact Assessment will be required for any development on this site, in order to consider the cumulative impacts and the potential for associated mitigation measures. A Residential Travel Plan should be produced to encourage sustainable travel choices, including specific measures such as the installation of electric charging points; the use of 'car club' services; household travel planning and bus service vouchers, cycle schemes, discounts and cycle training and signage / design to improve the attractiveness of local walking and cycling routes. Lowering the parking ratio from 2:1 to 1.5:1 per unit could also be considered. The form of space heating is also an issue to be considered in terms of the local impact on air quality. The open space and trees fronting Abbeydale Road should be safeguarded and maintained to provide an environmental buffer in accordance with UDP Policy GE22 and H14(f); this won't mitigate a scheme's impact on air quality but it will help protect residents within the site from traffic emissions on Abbeydale Road.	Accepted in full. The Brief should make a stronger reference to air quality and potential mitigation measures in relation to the Abbeydale School Site.
Requests for off-street parking	1	A housing scheme will be required to have off-street parking in line with the guidelines listed on p.19 of the Brief.	No change proposed.
Support for new rights of ways to be created, but wish to see one created from the existing gate at the corner of Hastings Road and Abbeydale Road and along the frontage of Abbeydale Road rather than through the site.	2	We will encourage the re-opening of the access point at the corner of Hastings Road and Abbeydale Road but its exact route through the site will depend on the detailed design and layout of a proposed housing scheme in order to ensure the safety and security of a new footpath.	The Opportunity and Constraints plan and the Urban Design Framework to clarify the potential new pedestrian access point at the corner of Hastings Road and Abbeydale Road.
Development size and density			
Questions about the size of the developable area – 2.44ha looks bigger than the footprint of the former school buildings	5	The area that can be designated Open Space should be confined to the areas outside the site's perimeter fence which has public access (definition under CS47). However, the site allocation (P00518, Pre-submission Proposals Map, 2013)	Not accepted. However, the Brief should clarify that the 15m buffer zone will create 0.48 hectares

		requires a 15m buffer zone to the ancient oak woodland along the northern boundary of the site. This will create new 0.48 hectares of new Open Space to form part of the site.	of new Open Space – to be clarified under the Open Space heading.
Objections to 40 – 60 dph (dwellings per hectare) because of 'over-development', traffic impact and air quality impact.	5	Policy CS26 in the Core Strategy looks at how to make the most efficient use of housing land in Sheffield. Density ranges for new housing developments will vary depending on the accessibility of the location. Subject to the character of the area being protected, the location of the Abbeydale School Site on a high frequency bus route on Abbeydale Road, in accordance with policy CS26 would suggest a density range of between 40 to 60 dwellings per hectare. Policy CS26 does allow for densities outside these ranges where they achieve good design, reflect the character of an area or protect a sensitive area. Local air quality is an issue in this part of the city and national air quality standards are already breached in the area. However, we cannot use this policy to require lower densities for reasons of air quality because a lower density may not always result in fewer vehicle movements (and thus a lesser impact on air quality). See responses on air quality above for details about how proposals could limit their impact on air quality.	No change proposed.
Core Strategy Policy CS26 cannot be used to justify the densities as it fails to take account of the likely traffic flows – experience shows that people will want and need to use cars regardless of their proximity to high frequency bus routes.	1	Core Strategy policy CS26 cannot be used to justify lower densities in order to protect air quality because the wording in the link between pollution and the exceptions to density ranges in CS26 (character of the area, good design, protect sensitive area) is not strong enough. See response to air quality concerns above.	
Trees and open space			
Retain the trees and open space along Abbeydale Road	4	The area fronting Abbeydale Road is designated as Open Space in the pre-submission Proposals Map. The recent tree planting by the Carter Knowle and Millhouses Community Group demonstrates the high value that is attached to this Open Space, therefore its loss would 'deny people in the local area to a small informal open space that is valued or well used by people living or working in the local area' (part c. of Core Strategy policy CS47). See also the response on air quality above.	Brief to be clarified. The Opportunities and Constraints plan (fig. 10) and the Urban Design Framework (fig. 13) to show the safeguarding of the open space and trees fronting Abbeydale

			Road.
Retain trees fronting Hastings Road	2	Subject to a tree survey, the trees fronting Hastings Road are of a size and maturity that warrant their protection in accordance with UDP Policy GE15.	No change proposed.
Support for the woodland buffer zone and it must not be shown as 'developable' but used for open space and landscaping.	5	Support is noted and it will be a condition of any proposal that development is to be set back 15m from the ancient oak woodland. The land within the 15m will be new Open Space and will part of the 4.35 hectares of developable land. It will be included as part of a landscaping scheme and it is an option for part of it to form the 10% requirement for on-site open space.	Brief to be clarified under the Open Space heading.
Design			
Objections to 3-4 storeys fronting Abbeydale Road	6	The former school was predominantly 3 storeys but it was up to 4 storeys in places. We would, in principle, accept proposals that were of this scale but they must not cause the loss of light and privacy to existing and proposed neighbouring buildings and must be in scale and character with the area.	Not accepted. Brief to be clarified in Section 7 under the Abbeydale School Site heading.
The design of new housing should reflect the Edwardian/Victorian character of the area.	1	In accordance with Core Strategy policy CS74, high-quality development will be expected which respects, takes advantage of and enhances the townscape and landscape character of the area with its associated scale, layout and built form, building styles and materials. The final design details of a scheme will be discussed with an applicant at the time of a planning application.	No change proposed.
Objection to the 'key corner building' because it will lead to the loss of community trees.	3	Abbeydale Road is a key route into the city, so the inclusion of a 'key corner building' would aid legibility both along Abbeydale Road and enhance the scheme's distinctiveness. However, the recent tree planting along the Abbeydale Road frontage demonstrates the high value that is attached to this Open Space by the community. As a result, development should be set slightly further back to protect the Open Space which lowers the impact that a key corner building could have.	Remove the key corner building on the Urban Design Framework, but clarify Section 7 under Abbeydale School Site to state that the scheme's legibility and distinctiveness should be ensured through building orientation, scale, form and location of entrances and windows along the

			frontage of Abbeydale Road.
Other			
Requests for a GP surgery / pharmacy	3	As a local planning authority we are unable to require this because its deliverability would depend on the objectives of the landowner and the potential to find operators.	No change proposed.
The site is in an area of coal mining legacy. A Coal Mining Risk Assessment and intrusive site investigations will be needed for the Abbeydale School Site to accompany a planning application.	1	Note the information and advice.	Insert: 'Coal Mining Risk Assessment (informed by intrusive site investigations)' in the list of planning application requirements in Section 10 for the Abbeydale School Site.
Option 2a – Western end of the Open Space			
Outright objections	29	We propose to remove Option 2a because the amenity of the Open Space – the appearance, character and ambience of its landscape – will be detrimentally affected by the siting of development at the western end of the site. Should a future applicant wish to pursue it then it must have a compelling rationale showing how good design (the siting, layout, external appearance and landscaping of the development and its relationship with the open space), viability and a seamless use of the football pitches with no loss of quantity and quality can be best achieved.	The Brief to remove Option 2a. The Pre-submission Proposals Map will still show site allocation P00525 in its current form, but the Brief, as a material planning consideration, would not support the option of developing the western end of the site.
Open Space/ Playing Fields			
Relocating the football pitches would cause disruption and uncertainty to its users, including Ecclesall Rangers and Millhouses Juniors and informal users.	21	The acceptability of Option 2a depends on the ability to re-provide the football pitches within the site with no loss of quantity and quality. The pitches would also have to be replaced before they are lost to development in order to ensure a seamless use to avoid disruption to the football teams; a requirement of Sport England.	Although the Brief is to remove Option 2a, it should still clarify in Section 4.3 under the Open Space heading that there must be a seamless use of any

			playing pitches that are lost to development.
Concern that the quality of the replacement would not be good enough due to topography and poor drainage elsewhere on the site	3	Sport England is a statutory consultee on planning applications affecting football pitches and if they are not satisfied with the quality of replacement they will object, triggering a referral to the Secretary of State. It is important for the applicant, therefore, that they meet Sport England's requirements to avoid delays and reduce risk during the application process.	Although the Brief is to remove Option 2a, Section 4.3 should still explain Sport England's position on any loss of playing pitches.
There may be landfill under the pitches which would make it un-developable.	2	A Phase 1 Site Investigation has been carried out across the site and it shows that the area of potential historic landfill does not extend to the formal football pitches. However, any proposal for development here would be recommended to carry out intrusive site investigations.	Brief to summarise the outcome of the recent Phase 1 Site Investigation in Section 4.3 under the Environmental Protection Issues heading.
Highways and access			
Concern about access and the traffic impact	12	Access from Carter Knowle Road is least problematic in terms of highways safety and impact on the surrounding network. The secondary access would be for emergency vehicles only and closed off for all other traffic.	Brief to clarify the nature of the secondary access.
Views / loss of light and privacy and outlook			
It would compromise the panoramic views across and into the site	3	The right to a private view is not a material planning consideration. Proposals should comply with the design principles in CS74 including views and vistas across the city to the surrounding countryside.	No change proposed.
It would be intrusive on the open space and spoil the green character and tranquillity close to where people live	4	The rationale behind Option 2a was to create a large consolidated area of parkland within the centre of the site. We accept local residents' views that the amenity of the Open Space – the appearance, character and ambience of its landscape – will be affected by the siting of development at the western end of the site.	Accepted in full. The brief is to remove Option 2a.
It will cause loss of light and privacy to neighbouring properties	7	Detailed proposals would be scrutinised at the planning application stage to ensure that there is no overlooking, loss of privacy or light to adjacent residents and properties.	Brief to clarify in Section 4.3 under Design Principles that proposals

			for development should ensure that there is no overlooking, loss of privacy or light to adjacent residents and properties.
Ecology / Trees			
It will affect wildlife	5	An applicant would be required to carry out a phase 1 habitat survey and expected to protect features of ecological value and implement mitigation measure where appropriate.	No change proposed.
Concern about the loss of trees	4	Mature healthy trees should be retained wherever possible in line with a tree survey. Any lost should be replaced within a scheme.	No change proposed.
Option 2b – Bannerdale Centre Site			
Support because it is brownfield land	6	Support is noted and the effective use of brownfield land is encouraged by national policy. However, its brownfield status is not the overriding factor in favour of Option 2b over Option 2a because under Core Strategy policy CS24 greenfield sites within the urban area may be supported if there is less than a 5-year supply of deliverable sites, which there currently is in the city.	No change proposed.
Retention of part or whole of the Bannerdale Centre for mixed uses inc. residential, community and workshops.	8	Up to 20% of the site area could be developed for non-housing uses. The local planning authority cannot require non-housing uses nor can it allow a greater proportion because the benefit of non-residential uses would not outweigh the harm it would cause to the supply of housing land required by Core Strategy policy CS22. UDP Policy CF2 states that proposals which would result in the loss of community facilities will be permitted if its loss is unavoidable and equivalent facilities would be provided elsewhere in the same area, or the facilities are no longer required. A full consideration of local community spaces should be undertaken by the Council as landowner. There are known to be community spaces in the local area so it is expected that the need to retain the Bannerdale Centre will not outweigh the city's need for housing land.	The Brief to clarify the principle of uses under Section 4.2, and include reference to UDP Policy CF2 in Section 4.3 under Other Planning Policies to Consider.

It would be cheaper to develop than Option 2a	1	Viability is a planning consideration and the local planning authority should pay careful attention to viability and costs in plan-making and decision-taking and ensure that plans are deliverable.	Viability is mentioned in Section 4.2.
Support because it is closer to public transport	1	The support is noted.	No change proposed.
General issues across the sites			
Housing / Affordable housing			
Disappointment that only affordable housing is included and no social housing	1	Affordable Housing can take the form of either social rent or intermediate housing for purchase (e.g. shared ownership). In the South West Housing Market Area, 75% of AH should be for social rent and 25% for intermediate housing, therefore social housing will be provided (if viable).	No change proposed.
Affordable housing is important	1	There is a policy requirement and therefore up to 30-40% will be required if viable.	No change proposed.
The Housing Assessment is 6 years old and as a new one has been commenced it seems premature to assume in the Brief and in an Outline Planning Application that demand is unchanged	1	The Strategic Housing Market Assessment (SHMA) is presently being updated, and due to the historic nature of the information it is acknowledged that the existing data may not be a wholly accurate representation of the current housing market. The Council however, do use other evidence bases in addition to the SHMA, such as the Strategic Housing Land Availability Assessment, along with regular monitoring of future population and household growth in Sheffield to gain an understanding of housing requirement; and this monitoring does shown that there is a shortfall of deliverable housing sites within the city to meet the current housing requirements.	No change proposed.
Concern that limits on housing densities will have a 'get out clause'.	1	Policy CS26 in the Core Strategy looks at how to make the most efficient use of housing land in Sheffield. Acceptable density ranges are outlined in the policy depending on the location of a site. Densities outside of these ranges will be allowed where they achieve good design, reflect the character of an area or protect a sensitive area. Evidence would have to be provided to argue why an exception to density range could be made, and a decision made on balance.	No change proposed.
Request for 2-bed houses be considered	1	The Strategic Housing Market Assessment (SHMA) will show	No change proposed.

		the demand in the South West housing market area. The 2007 SHMA showed a demand for 2 and 3 bedroom houses but the 2013 SHMA will be available in the summer, so will provide more up-to-date evidence of requirements. Policy CS41 requires that new housing meets a range of needs, including providing for smaller households in highly accessible locations, which the Abbeydale School Site is.	
Local infrastructure			
Concern about the capacity of drain and sewerage infrastructure	1	Any need to upgrade existing drainage connections and the design of suitable drainage systems will be solved at a cost to the developer, including the use of sustainable urban drainage systems (SUDS) as required by Core Strategy policy CS67b.	Brief to clarify requirement for developer to pay for drainage/sewerage upgrades in Section 4.3 under Drainage heading.
New housing will increase pressure on local schools	1	School capacity is taken into account when planning applications are considered. The Brief acknowledges that the sites are in an area where housing development would cause or contribute to a shortage of school places, and contributions will be required from developers, the amount depending on the number and type of dwellings proposed. The Community Infrastructure Levy (CIL) - expected to be adopted by Cabinet in April 2014 - will replace planning contributions and is a new way of securing contributions from developers towards infrastructure provision, including education.	No change needed – already covered in the Brief.
Air quality / traffic			
Concern about air quality in the area and a breach of EU legislation	4	National air quality standards are already breached in the area so the target for any proposal should be a neutral impact on local air quality. An Air Quality Impact Assessment with an associated Traffic Impact Assessment will be required for any development on this site, in order to consider the cumulative impacts and the potential for associated mitigation measures. See response on air quality in relation to Option 1, above.	The Brief should make a stronger reference to air quality and potential mitigation measures in relation to the Abbeydale School Site.
CS66 on air quality should be applied more rigorously and the Brief should apply a more stringent	1	See response above on air quality and in relation to Option 1.	See above.

test for any development with the aim of improving the situation locally.			
Concern about increase in traffic	1	A Transport Assessment will be required for housing developments of more than 80 units; although the Council does reserve the right to request one in other instances; where the location and/or nature of the development are of a particularly sensitive nature (for example).	Brief to be clarified
The Hastings Road traffic calming has been omitted from the Strategic Movement Plan.	1	We have now included this feature on the Strategic Movement Plan.	Accepted in full
Open Space issues			
Reinstate the tennis courts, community centre and somewhere warm for parents to sit.	1	Proposals to reinstate the tennis courts and build a community centre are beyond what can be required from a developer.	No change needed
A new children's play area	4	On page 14 of the Brief we state that a proposal for housing on each site should provide 10% on-site Open Space and contribute to the enhancement of formal open space in the local area. On the Abbeydale Grange site the 10% on-site open space may include a safe, secure and accessible open space along the buffer strip between the woodland and a proposed housing development. On the Bannerdale Centre site, due to its direct relationship with the existing open space, it would be more appropriate to require the enhancement of the existing open space rather than require new open space within the development. The type of new open space provision will depend on the available funds from a developer at the time of a planning application.	No change needed
No multipurpose hardcourt area with floodlighting	1	A proposal to provide a multipurpose hardcourt area is beyond what can be required from a developer.	No change needed
Requests for allotments	2	A proposal to provide allotments is beyond what can be required from a developer. However, 10% on-site open space will be required for each site as described above, and the type of new open space provision will depend on the available funds from a developer at the time of a planning application.	No change needed
Community spaces should be proposed	1	A proposal to provide community spaces is beyond what can be required from a developer and cannot be required through	No change needed

		planning policy.	
What is happening to the Bannerdale Centre car park?	1	The parking area to the north of the Bannerdale Centre was previously used as a hockey pitch and given protection by Sport England as part of the wider playing fields. Its use for parking purposes was only granted on a temporary basis for 5 years in 2000 to serve the Bannerdale Centre. It is acknowledged that the car park does not function as open space at present but due to a quantitative shortage of open space per head of the population in the locality, under Core Strategy policy CS46, where opportunities arise, new open space will be created. The closure of the Bannerdale Centre in 2014 means the car park will become surplus to requirements which presents an opportunity to revert it back to open space.	No change needed
The east-west avenue of trees – some very old – should be retained.	1	All mature and healthy trees (to be confirmed by a tree survey) should be retained wherever possible, and any lost to development replaced.	No change needed
Support that footpaths are being retained and added to	3	The support is welcomed	No change needed
Requests for cycleways alongside footpaths	1	A proposal to provide cycleways alongside footpaths is beyond what can be required from a developer and cannot be required through planning policy. However, such ideas may be considered as part of a Residential Travel Plan to encourage walking and cycling.	No change proposed.
The football pitches need lots of car parking to reduce on-street parking in the area	1	The comment is noted.	No change proposed.
How will the profit from the sale of playing fields be assessed and re-invested in accordance with the School Standards and Framework Act?	1	This is an issue to do with the legal designation of the playing fields. It is the Secretary of State that oversees the sale of playing fields under the School Standards and Framework Act. The SoS will usually only agree to the sale of school playing fields if the sports and curriculum needs of schools and their neighbouring schools can continue to be met. Sale proceeds must be used to improve sports or education facilities and any new sports facilities must be sustainable for at least 10 years.	The wording at Section 3 has been changed to reflect this question.
Retain/propose the footpath from Springfield Close to Carter Knowle Road, Holt House School and the	4	We acknowledge that this footpath needs including on the Urban Design Framework.	Accepted in full

woodlands			
Support to improve the site's strategic links to other green spaces in the City.	1	The support is welcomed.	No change needed
Green and open spaces should be kept to a maximum	2	The comment is noted and the amount of Open Space across the site will not be reduced as a result of development.	No change needed
Support for the retention of the woodlands	2	The support is welcomed.	No change needed
Support for development to enhance the open space	3	The support is welcomed.	No change needed
Reduce the size of the Bannerdale Centre car park and use it for open space	1	This is an aim in the Brief and steps are being taken to enhance the Open Space across the site, see above.	No change needed
Consider opening the culvert running under the site	1	Opening the culvert running under the site is beyond what can be required by a developer.	No change needed
Concern that the cricket nets on the playing fields and the athletics training area on the Abbeydale Grange site will not be designated for re-provision in the forthcoming Playing Pitch Strategy	1	In the event that the cricket nets are lost to development, Sport England reports that given that they have been unused for 10 years, it would be reasonable to provide space for their re-provision (that accorded with their exception E3 of their Playing Fields Policy) and develop them later when funding arises. The athletics training area on the Abbeydale School Site is not included in the playing pitch strategy and won't be required to be replaced.	No change needed
The Public Right of Way from the Bannerdale Centre down to the Abbeydale Grange lodge has been omitted on the Strategic Movement Plan	1	We have now included the right of way on the Strategic Movement Plan.	Accepted in full
Archaeological remains of charcoal pits and a possible ancient footpath thought to have been used as a salt route should be investigated.	1	The Brief advises that an archaeological assessment be prepared should development extend into previously undeveloped areas.	No change needed

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SHEFFIELD CITY COUNCIL PLACE

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

DATE 21st MAY 2013

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

ITEM

SUBJECT ARTICLE 4(1) DIRECTION, 20 NEWFIELD LANE, DORE

SUMMARY

The Article 4(1) Direction relating to 20 Newfield Lane, Dore has been confirmed, following it's service in October 2012.

RECOMMENDATIONS

That members note the confirmation of the Article 4 (1) Direction and its implications

FINANCIAL IMPLICATIONS

NO

PARAGRAPHS

CLEARED BY

BACKGROUND PAPERS

CONTACT POINT FOR ACCESS CHRIS HEELEY

273 6329
TEL NO:

AREA(S) AFFECTED

CATEGORY OF
REPORT

OPEN

CLOSED
Paragraphs(s)

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DEVELOPMENT SERVICES

REPORT TO PLANNING AND
HIGHWAYS COMMITTEE
21st May 2013

ARTICLE 4(1) DIRECTION, 20 NEWFIELD LANE, DORE

1. PURPOSE OF THE REPORT

The purpose of this report is to inform Committee Members of the confirmation an Article 4(1) Direction in respect of 20 Newfield Lane, and of its implications.

2. BACKGROUND

- 2.1 20 Newfield Lane is a modest isolated dwelling on a large and generally open plot within the adopted Green Belt and an Area of High Landscape Value, as identified by the Unitary Development Plan. The dwelling, on the edge of Dore has previously been significantly extended over and above its original footprint. Views across the plot are prevalent to open countryside beyond.
- 2.2 The owner of 20 Newfield Lane submitted an application in respect of a substantial outbuilding within the extensive garden area to the side of the dwelling in April 2012 (ref. 12/00610/LD2). The application sought to establish that the outbuilding falls within Class E to Part 1 of Schedule 2 to the General Permitted Development Order (GPDO). There was significant local opposition to the proposal.
- 2.3 The application provided evidence of a significant threat to the open character of the Green Belt and the Area of High Landscape Value. In recognition of this, and of the significant level of public opposition to the proposed outbuilding, officers considered that all forms of future development in this prominent Green Belt location adjacent open countryside and fronting the west side of Newfield Lane, which is not substantially developed, should be subject to an application for planning permission. Members agreed that it was appropriate to exercise powers set out within the Town and Country Planning (General Permitted Development Order) 1995 (as amended) to make an Article 4(1) Direction to remove permitted development rights from the property, in the public interest.
- 2.4 The Direction came into force on 10th September 2012 and was reported to Members on 15th October 2012. It removes permitted development rights relating to the following provisions in the Town and Country Planning (General Permitted Development) Order 1995 (as amended):

Part 1 Development within the curtilage of a dwellinghouse

Class A:

The enlargement of a dwellinghouse.

Class B:

The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C:

Any other alteration to the roof of a dwellinghouse, (excluding the installation of rooflights).

Class D:

The erection or construction of a porch outside any external door of a dwellinghouse.

Class E:

The provision within the curtilage of the dwellinghouse of –

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Part 2 Minor Operations

Class A

The erection of a gate, fence, wall or other means of enclosure.

- 2.5 The Direction does not prevent the works that would otherwise be permitted development from taking place, but instead it requires that planning permission is first obtained.
- 2.6 The application for Certificate of Lawfulness of Development (ref. 12/00610/LD2) was subsequently considered by Members and refused at the Committee meeting on 15th October 2012. The reasons for refusal were:
 1. The application site is the subject of a Direction under Article 4(1), the effect of which is to remove deemed planning permission under Class E of the Town and Country Planning (General Permitted Development) Order 1995 (and any amendments) in respect of the provision of buildings within the curtilage of a dwellinghouse.
 2. The proposed building includes two floor levels and is therefore contrary to Class E.1(c) of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008.
 3. The scale of the proposed workshop, music room, tennis pavilion and

gymnasium are excessive in relation to the reasonable enjoyment of the domestic activities associated with the dwelling and the office is not associated with the domestic enjoyment of the dwellinghouse.

3.0 CONFIRMATION OF THE ARTICLE 4(1) DIRECTION

3.1 Directions relating to developments within Parts 1 to 4 of Schedule 2 may take effect for 6 months without the Secretary of State's approval, but must be confirmed following consultation before the end of this period i.e. before 10th March 2013.

3.2 The Article 4(1) Direction was confirmed on 8 March 2013. No objections were received during the formal consultation process although the owners of the subject property have confirmed that their lack of objection is made without prejudice to any future applications, appeals and legal proceedings made by them in respect of the development of the land in which they have an interest, at or adjacent to the subject site. The representation explains that the caveat includes any action which may be taken to establish rights relating to development commenced prior to the service of the Direction.

3.3 No other representations have been received.

4.0 EQUAL OPPORTUNITIES

4.1 There are no equal opportunity implications arising from the recommendations in this report.

5.0 FINANCIAL IMPLICATIONS

5.1 The withdrawal of permitted development rights by the Article 4(1) Direction may give rise to a claim for compensation if subsequent applications for planning permission for works covered by the Article 4(1) Direction are refused planning permission or granted subject to conditions. Compensation may be claimed for abortive expenditure or for other loss or damage directly attributable to the withdrawal of the permitted development rights.

6.0 RECOMMENDATION

6.1 That Members note the confirmation of the previously served Article 4(1) Direction at 20 Newfield Lane, Dore removing permitted development rights from the property, as set out above.

David Caulfield
Head of Planning

8th May 2013

Map of area subject of Article 4(1) Direction





SHEFFIELD CITY COUNCIL Planning and Highways Committee

Report of: Director of Development Services

Date: 21/05/2013

Subject: Applications under various acts/regulations

Author of Report: Lucy Bond, John Williamson and Chris Heeley 2734218

Summary:

Reasons for Recommendations

(Reports should include a statement of the reasons for the decisions proposed)

Recommendations:

Background Papers:

Category of Report: OPEN

Application No.	Location	Page No.
11/02455/FUL	Norfolk Park Student Residence 200 Norfolk Park Road Sheffield S2 2UA	93
12/03919/FUL (Formerly PP-02363751)	The Three Corners Of China 255 Glossop Road Sheffield S10 2GW	123
12/03920/LBC (Formerly PP-02363751)	The Three Corners Of China 255 Glossop Road Sheffield S10 2GW	132
13/00199/FUL	Curtilage Of Wadsley Lodge 1 Laird Road Sheffield S6 4BS	136
13/00576/FUL (Formerly PP-02365732)	Site At 29 To 65 Garden Street Sheffield S1 4BJ	150
13/00577/CAC (Formerly PP-02365732)	Site At 29 To 65 Garden Street Sheffield S1 4BJ	180
13/00638/FUL (Formerly PP-02482077)	Land Between Wybourn House Road, Maltravers Place, Cricket Inn Road And Cricket Inn Crescent Sheffield S2 5AU	184
13/00938/FUL (Formerly PP-02540190)	11 Westwood Close Sheffield S6 1UQ	219

13/01248/CHU	15 Northumberland Road Sheffield S10 2TT	226
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SHEFFIELD CITY COUNCIL

Report Of The Head Of Planning
Planning and Highways Committee
Date Of Meeting: 21/05/2013

LIST OF PLANNING APPLICATIONS FOR DECISION OR INFORMATION

NOTE Under the heading "Representations" a Brief Summary of Representations received up to a week before the Committee date is given (later representations will be reported verbally). The main points only are given for ease of reference. The full letters are on the application file, which is available to members and the public and will be at the meeting.

Case Number	11/02455/FUL
Application Type	Full Planning Application
Proposal	Erection of 2 x 4 storey blocks of student accommodation (providing 40 bedspaces in 6 cluster flats) and provision of associated disabled car parking spaces, bike/refuse storage and landscape works (amended plans received)
Location	Norfolk Park Student Residence 200 Norfolk Park Road Sheffield S2 2UA
Date Received	01/08/2011
Team	City Centre and East
Applicant/Agent	Michael Hyde And Associates
Recommendation	GRA GC subject to Legal Agreement

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.
- 2 The development must be carried out in complete accordance with the following approved documents:

P01 Location Plan
P02 Existing Site Plan
P03 Proposed Site Plan - Rev. J
P04 Proposed Block Plan - Rev. I
P05 Proposed Typical Floor Layout Plan - Rev. G
P09 Proposed Landscape Works, Rev.H
P14 Proposed Levels, Rev. B
P15 Site Sections, Rev. B
P16 Proposed Block 01 Elevations, Rev. B
P17 Proposed Block 02 Elevations, Rev. B

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how the following will be provided:

a) a minimum of 10% of the predicted energy needs of the completed development being obtained from decentralised and renewable or low carbon energy;

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

- 4 No development shall commence until full details of measures to protect the existing trees, shrubs, hedge/s to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2005 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the

protection shall not be removed until the completion of the development unless otherwise approved.

In the interests of the visual amenities of the locality.

- 5 No development shall commence until a Landscape and Ecological Management Plan, including short, medium and long term aims and objectives, management responsibilities and maintenance schedules for all distinct areas, has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of the ecological strategy that is proposed to be taken to deal with the discovered presence of any bats, nesting birds or other habitats on site prior to the removal of any trees. The Landscape and Ecological Management Plan shall thereafter be implemented as approved.

In the interests of biodiversity.

- 6 Notwithstanding the details on the approved plans, final details (including samples) of the proposed material/s for each element of the scheme shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 7 Large scale details, including materials and finishes, at a minimum of scale 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- Windows
- Window reveals
- Doors
- Eaves and verges
- External wall construction
- Brickwork detailing
- Entrance canopies
- Roof
- Rainwater goods
- Photovoltaic panels
- Street Furniture - including new seating

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 8 A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority prior to the commencement of the building

works and shall be retained for verification purposes until the completion of such works.

In order to ensure an appropriate quality of development.

- 9 Notwithstanding the details on the approved plans, before the development is commenced the final proposed building plot levels shall be submitted to and approved in writing by the Local Planning Authority. Cross sections shall be provided where requested. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development and to protect the amenity of the site and nearby neighbouring occupiers.

- 10 The development hereby approved shall be constructed to achieve a minimum rating of BREEAM 'very good' and before the development is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that BREEAM 'very good' has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

- 11 Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of the access and facilities for people with disabilities, as shown on the plans, shall have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be used unless such access and facilities have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

To ensure ease of access and facilities for disabled persons at all times.

- 12 Notwithstanding the details on the approved plans, final details of a comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 13 The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced unless otherwise approved by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 14 The Local Planning Authority shall be notified in writing when the landscape works are completed.

To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

- 15 Unless otherwise approved the proposed green roof(s) (vegetated roof system) shall be provided on the roof(s) in the locations shown on the approved plans prior to the use of the buildings commencing. Full details of the green roof construction and specification, together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site and unless otherwise agreed in writing shall include a substrate based growing medium of 80mm minimum depth incorporating 15-25% compost or other organic material. Herbaceous plants shall be employed and the plants shall be maintained for a period of 5 years from the date of implementation and any failures within that period shall be replaced.

In the interests of biodiversity.

- 16 The Local Planning Authority shall be notified in writing upon completion of the green roof.

To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

- 17 The development shall not be used unless the car parking accommodation (disabled car parking) as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

- 18 The development shall not be used unless the cycle parking accommodation for as shown on the approved plans has been provided in accordance with those plans and, thereafter, such cycle parking accommodation shall be retained.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 19 Prior to the commencement of the development, or an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel

Plan shall have been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

1. Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
2. A package of measures to encourage and facilitate less car dependent living; and,
3. A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
4. Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority.
5. Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 20 No demolition and/or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

In the interests of highway safety and the amenities of the locality.

- 21 The development shall not be occupied until the improvements (which expression shall include public transport infrastructure) to the items listed below have either;
- a) been carried out; or
 - b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into with South Yorkshire Passenger Transport Executive (SYPTTE) which will secure that such improvement works will be carried out before the first property is occupied.

Public Transport Infrastructure Improvements:

The upgrade of the nearest inbound bus stop to the site (stop number 370023154) to a specification to be confirmed by SYPTTE.

In the interests of improving public transport infrastructure and promoting more sustainable forms of transport.

- 22 Unless otherwise authorised in writing by the Local Planning Authority, surface water discharge from the completed development site shall be restricted to a maximum flow rate of 5 litres per second. Before the use of the development is commenced, a validation test to demonstrate that the necessary equipment has been installed and that the above flow rate has been achieved shall have been carried out and the results submitted to and approved in writing by the Local Planning Authority.

In order to mitigate against the risk of flooding.

- 23 Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

In order to ensure that any contamination of the land is properly dealt with.

- 24 Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 25 All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

In order to ensure that any contamination of the land is properly dealt with.

- 26 Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development or any part thereof shall not be brought in to use until the Validation Report has

been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 27 The residential accommodation hereby permitted shall not be occupied unless a scheme of sound attenuation works has been installed and thereafter retained. Such scheme of works shall:
- a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey,
 - b) Be capable of achieving the following noise levels:
Bedrooms: LAeq 15 minutes 30 dB (2300 to 0700 hours),
Living Rooms: LAeq 15 minutes 40 dB (0700 to 2300 hours),
 - c) Include a system of alternative acoustically treated ventilation to all habitable rooms.

Before the scheme of sound attenuation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

In the interests of the amenities of the future occupiers of the building.

- 28 Before the use of the development is commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:
- a) Be carried out in accordance with an approved method statement,
 - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

In order to protect the health and safety of future occupiers and users of the site.

- 29 No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof have first been submitted to and approved in writing by the Local Planning Authority, and once installed

such plant or equipment should not be altered without prior written approval of the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 30 Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development unless otherwise authorised in writing by the Local Planning Authority.

In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

BE5 - Building Design and Siting
BE6 - Landscape Design
BE12 - Public Art
GE10 - Green Network
GE11 - Nature Conservation and Development
GE15 - Trees and Woodland
H10 - Development in Housing Areas
H14 - Conditions on Development in Housing Areas
H15 - Design of New Housing Developments
H16 - Open Space in New Housing Developments
CS24 - Maximising the Use of Previously Developed Land for Housing
CS40 - Affordable Housing
CS41 - Creating Mixed Communities
CS45 - Quality and Accessibility of Open Space
CS46 - Quantity of Open Space
CS53 - Management of Demand for Travel
CS64 - Climate Change, Resources and Sustainable Design of Developments
CS65 - Renewable Energy and Carbon Reduction
CS74 - Design Principles

Climate Change and Design Supplementary Planning Guidance

The proposed development will provide additional student accommodation at the entrance to the Norfolk Park Student Residence on Norfolk Park Road.

The principle of development on greenfield at this location is concluded to be acceptable. In terms of mixed communities, the concentration of shared accommodation and student development at this location is high. However, the scheme is located within an existing student complex and the new development will be an addition to this complex rather than a new stand alone scheme. Given this character, it is considered that the impact of the development on the wider Norfolk Park community is unlikely to be high.

In design terms, the current proposals are considered to have an acceptable and contemporary architecture and the intention to achieve BREEAM 'Very Good', 10% of its energy needs from renewable energy as well as sedum 'green' roofs are all welcomed in policy terms.

The scheme is not considered to have a detrimental impact on the setting of the existing student village or surrounding environment, and it is considered that the amenity relationship for future and existing residents in terms of overlooking, overshadowing and over-dominance will be acceptable owing to the design of the buildings and the undulating topography of the site.

Although additional car parking would be preferred, such a preference is not considered to be a significant highway implication to warrant the refusal of this application given the nature of the use and the site's sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees falling under an Area TPO is a negative aspect of the development. The acceptance of their loss has been made on an on balance basis taking into account factors, which include the moderate and low quality of most of the trees to be removed, the retention of the higher quality species, and the commitment to include 34nos. new trees, which will help to vary the treestock on the application site and across the wider complex (age, diversity, positioned etc.).

Finally, it is considered that the proposed development will improve the security, surveillance and pedestrian safety at the site's entrance, which has been identified by the Applicant as being a current problem at this location.

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.
2. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document "Guidance Notes for the Reduction of Obtrusive Light (GN01: 2011)". This is to prevent obtrusive light causing disamenity to neighbours. The Guidance Notes are available for download from the Institution of Lighting Professionals' website, or telephone (01788) 576492.
3. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0800 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from the Environmental Protection Service, 2-10 Carbrook Hall Road, Sheffield, S9 2DB: Tel - 0114 2734651.
4. Please note that this decision applies to tree work covered by the Town and Country Planning Act 1990 and any obligations or requirements under other statutory legislation, such as the Wildlife and Countryside Act, particularly in relation to bats and nesting birds, should be verified before commencing arboricultural operations.
5. It is recommended that the work be carried out in accordance with BS 3998 "Recommendations for tree work".
6. This site contains trees, which are protected by Tree Preservation Orders or Conservation Areas. These trees must be retained and protected and the Local Planning Authority may pursue legal action where vegetation is illegally damaged or removed. The Wildlife and Countryside Act may also be a legal consideration in the removal or works to trees, if the trees are providing a habitat to protected species or a nest site to wild birds.

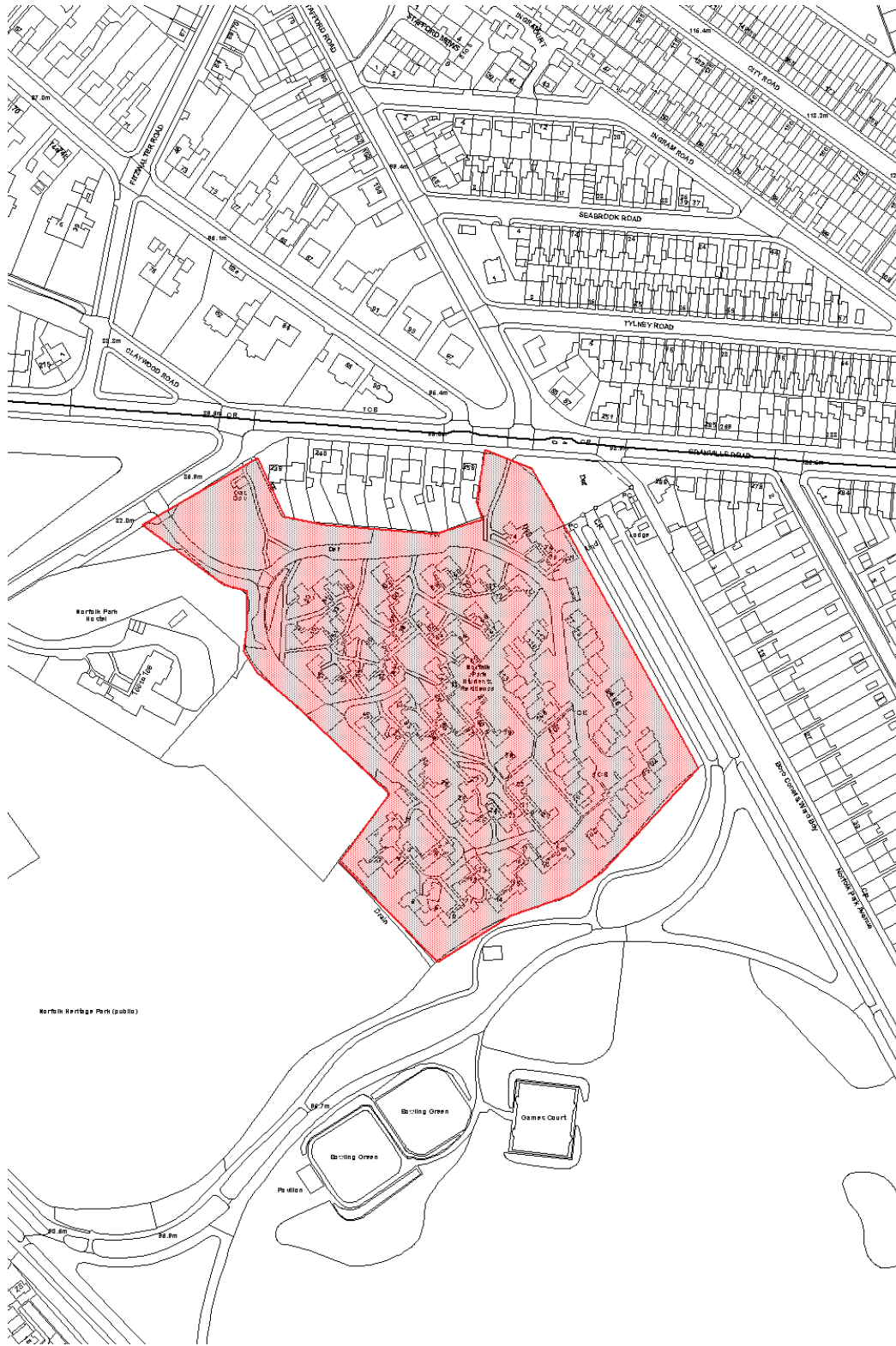
7. Green / brown roof specifications must include drainage layers, growing medium type and depths (minimum 75mm, but depends on system and type employed) and plant schedules. It should be designed to retain at least 60% of the annual rainfall. A minimum of 2 maintenance visits per year will be required to remove unwanted species (as is the case with normal roofs). Assistance in green roof specification can be gained from the Sheffield Green Roof Forum - contact Officers in Environmental Planning in the first instance: 2734198 / 2734196. Alternatively visit www.livingroofs.org or see the Local Planning Authorities Green Roof Planning Guidance on the Council web site.
8. The Applicant is advised that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The coal mining legacy potentially poses a risk to the proposed development and intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

Therefore, it is recommended that before the development is commenced, a full intrusive site investigation be undertaken to establish the exact situation regarding coal mining legacy issues on the application site. In the event that the site investigations confirm the need for remedial works to treat areas of shallow mine workings and hazards, the remedial works identified by the initial site investigation shall be undertaken prior to the commencement of the development, in consultation with The Coal Authority.
9. The Applicant is advised that under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:
<http://coal.decc.gov.uk/en/coal/cms/services/permits/permits.aspx>
10. The applicant is advised that the signage indicated on the submitted drawings is not approved as part of this permission and will require separate Advertisement Consent. To discuss arrangements for obtaining such consent, and to request application forms, the applicant should contact Development Control Section, Development Services, on Sheffield (0114) 2039183 or go to www.sheffield.gov.uk/in-your-area/planning-and-city-development
11. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local

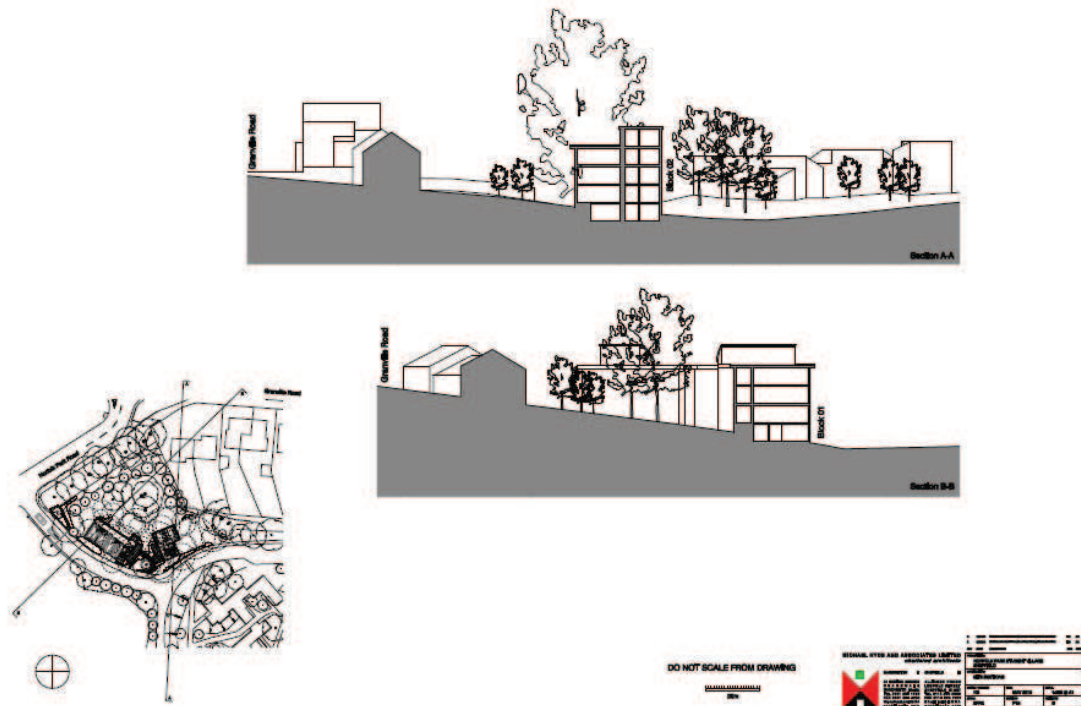
Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

Site Location



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LOCATION AND PROPOSAL

The application site occupies land that is located within the boundary of the Norfolk Park Student Village, which provides residential accommodation for both students and young professionals within a fully enclosed complex. The site is located off Norfolk Park Road and Granville Road, and it extends in a south-east direction towards Norfolk Heritage Park, which is situated beyond the complex's north-east, south-east and west facing boundaries.

The student village currently has the capacity to house approximately 700 residents within shared houses and flats, which vary in style and age. The majority of units are chalet style 1970's dwellings (with sloping mono-pitch roofs) that were purposely designed as student accommodation and represent a large proportion of the accommodation on site. Additional housing was built on the site during the 1990s, which is adjacent to the site boundary with the Norfolk Heritage Park entrance and this represents a more traditional style of house design with a pitched roof. It is advised that residents benefit from shared dining/kitchen spaces within the properties as well as communal social space.

The existing buildings are set within green surroundings that comprise grassed areas, hedges and trees. Pathways link the houses and vehicular access is kept to a minimum. The trees on site are covered by an Area Tree Preservation Order which was made in November 2007 and relates to the trees of whatever species contained therein.

This application site seeks full planning permission to erect 2 x 4 storey blocks of student accommodation providing 40 bedspaces in 6 cluster flats and associated

disabled car parking spaces and bike/refuse stores. Within the cluster flats, the bedspaces include en-suite facilities and a communal kitchen/dining/lounge space.

It is proposed to construct this development on a parcel of the site that is situated adjacent to the existing entrance off Norfolk Park Road in the north-west corner. The land is currently undeveloped and contains grass and a good number of tall trees. It also contains a pedestrian pathway with security gates and fencing leading from the junction of Norfolk Park Road/Granville Road into the front of the complex.

The submitted details indicate that the use will provide residential accommodation for students and young professionals, which the Applicant has clarified as meaning post-graduates and foreign students. In planning terms, the proposed use of this development is considered to be student accommodation and therefore sui-generis in the Town & Country Planning Use Class terms.

The original planning submission was made to the Council in August 2011 and proposed the erection of 1 x 4 storey block containing 72 bedspaces in 12 cluster flats. This current proposal represents an amendment to this submission and follows significant periods of negotiation.

RELEVANT PLANNING HISTORY

92/02295/FUL - Erection of student accommodation comprising of 221 bedspaces in 2 and 3 storey units and provision of car parking accommodation (amended scheme). This application was approved by the Council on 21.10.1993 and is situated in the south-east part of the site.

94/00810/ADV - Erection of non-illuminated free-standing sign. Granted Conditionally on 02.02.1995.

94/01329/FUL - Extension to laundry room and to form changing room and extension to gardener's store. Granted Conditionally on 18.08.1994.

07/00281/DPN - Prior approval application relating to the proposed demolition of student accommodation Units 1 - 73. Granted Conditionally on 20.03.2007.

08/02267/FUL - Erection of 2.1m high mesh fencing to site boundary including vehicular/pedestrian access gate. Granted Conditionally on 07.07.2008.

10/00581/FUL - Alterations and extensions to communal facilities and erection of security fencing. Granted Conditionally on 29.04.2010.

In addition to the above, there is a record of 6 applications relating to the pruning and/or removal of trees within the area covered by the Tree Preservation Order. These being applications 97/00385/TPC, 02/03326/TPC, 08/02051/TPO, 09/03802/TPO, 10/00917/TPO and 10/03506/TPO.

SUMMARY OF REPRESENTATIONS

Original Plans

The original plans - submitted in August 2011 - were advertised by press advertisement, neighbour notification letter and site notice.

A total of 3 letters of objection were received from a local resident living on Granville Road, on Norfolk Park Avenue and from the Friends of Norfolk Heritage Park. These are summarised below:

Loss of Trees - Although some of the trees are being replanted there is no guarantee that these will be looked after and grow to maturity.

Loss of Green Space - The space to be used is part of a green fabric, which surrounds this area. The Student Village has over the years already picked away at this environment with a series of excuses. Once more, any such development will seriously affect the current status quo along Norfolk Park Road. An area of "green oasis" near the City Centre will be turned into a concrete jungle.

More Students - The area already has a high percentage of student residents in the purpose built student village and other properties within the area. There is already an increasing surplus of local student accommodation in all sectors, and future demand to further reduce due to government policies, which potentially will result in vacant units on this site. The Applicant's are now describing the site as being attractive to "young professionals". Were the original and subsequent planning permissions granted on the basis this was student only development?

Inappropriate Design - The imposition of a 4-storey building adjacent to a Conservation Area should not be allowed. The building is out of character with its immediate private neighbours. Two previous applications for 4-storey blocks, including one on this site, were rejected by the Council on the basis that they were inappropriate and intrusive.

Lack of Car Parking - The development has only 2 car parking spaces, which is not enough. To suggest that this is sufficient fails to understand that there is an ongoing trend for students to haphazardly park cars outside the Village and specifically across footpaths creating safety problems for road users and pedestrians.

Highway Safety Issues - There is already a growing road safety problem on Norfolk Park Road. The Council has recently had to re-align traffic flows on the basis that this is now classed as a School Safety Area. Allowing the potential for further traffic to use and park on this road at the very times when school children are active is a contradiction. With overflow parking from Goals and Sheffield College surely this application should provide a far more appropriate number of parking areas, or reduce its size.

Anti-Social Behaviour Issues - There is already current ongoing anti-social behaviour/noise from within the Village which affects neighbouring occupants.

Council Officers are already trying to deal with this under separate complaints. To further increase the numbers of students on the site will increase the probability of future "nuisance" to neighbours. There has been no consultation with surrounding neighbours at any time during the development of this site and this application further highlights such failure.

Security Issue - The claim that the development will help the site improve its security surely cannot be allowed? If security is a problem then the owners of the site surely have the responsibility to deal with it, like the rest of us?

Plans Unavailable - The planning site map is unobtainable on the Council's website.

Current Scheme

The latest scheme has again been advertised and a further 4no. comments have been received. These include objections from the original objectors described above as well as an additional objection from another resident on Norfolk Park Avenue.

In summary, the objection letters reiterate the comments made in relation to the original proposal (explained above) and express disappointment that the amended plans do not appear to have taken these comments into account and reflect local concerns.

PLANNING ASSESSMENT

LAND USE ISSUES

The application site lies within a Housing Area as identified on the Unitary Development Plan Proposals Map.

UDP Policy H10 'Development in Housing Areas' states that the preferred uses are Housing (C3) and other acceptable uses include other residential-based uses including Hotels (C1), Residential institutions (C2) and Hostels. Student development is not listed in the criteria and because of this the use must be decided on its individual merits.

Student development is a sui-generis use in planning terms and essentially comprises residential accommodation for students during their studies. This is a residential based use which is situated within the boundary of an existing student complex. Therefore, it is considered that the principle of the use is consistent with the land-uses promoted in this area and concluded to be acceptable under Policy H10.

Core Strategy Policy CS24 relates to 'Maximising the Use of Previously Developed Land for New Housing' and states that priority will be given to the development of previously developed sites and the target for the plan period is 88%.

The application site is located within the confines of an existing developed site but the nature of the site - comprising trees and grass - and no evidence of previous development leads to the conclusion that it is part of the site that has not been previously developed and, therefore, could be argued to be greenfield land.

Notwithstanding the 88% target plan, there are four possible exceptions listed in Policy CS24. Part (b) allows greenfield development on small sites within the existing urban areas and larger villages, where it can be justified on sustainability grounds. Small sites are identified as being fewer than 15 units. Furthermore, part (d) allows greenfield housing development in sustainably located larger sites within or adjoining the urban areas, if annual monitoring shows that there is less than a 5-year supply of deliverable sites.

The application site is a small greenfield site situated within a larger developed site which has been established since the 1970s. The site is situated within an existing student village and within the existing Norfolk Park urban area. The development will retain development within the existing village and it will not result in the spread of development onto greenfield land that is situated beyond the confines of the site.

The development constitutes 6 cluster flats, which amounts to 6 units in policy terms. Therefore, in accordance with the explanation notes accompanying the policy it is considered that this quantity of development on a greenfield site is unlikely to prevent the 88% target from being met. The development is, therefore, justified in terms of Policy CS24(b).

Additionally, the site is part of a wider site that has been previously developed and has a relatively sustainable location within close proximity of the City Centre and on a bus route. Currently it is advised that annual monitoring is unable to demonstrate a 5-year supply of deliverable sites, which is understood to be largely due to economic conditions rather than a shortage of land. Therefore, given the sustainable location of the site and the inability to demonstrate supply, this is considered to be further justification about the principle of development on this greenfield site in terms of Policy CS 24 (d).

In light of the above it is concluded, on balance, that the proposed development's principle at this location is acceptable in land use terms.

MIXED COMMUNITY ISSUES

Core Strategy Policy CS41 relates to 'Creating Mixed Communities' and aims to encourage the development of housing to meet a range of housing needs including a mix of prices, sizes, types and tenures.

Part (c) of CS41 aims to provide new purpose-built student accommodation as part of a mix of housing development, with a mix of tenures and sizes of unit on larger sites, primarily in the City Centre and the areas directly to the north-west and south of the City Centre.

The proposed development does not fit within the general strategy of CS41(c) because it is neither located within the City Centre nor to the immediate south or

north-west of it. However, it is proposed to be situated within an existing gated student complex that contains a variety of uses varying in size and design (e.g. chalets and townhouses).

Additionally, Part (d) of CS41 aims to limit new or conversions to hostels, purpose-built student accommodation and Houses in Multiple Occupation where the community is already imbalanced by a concentration of such uses or where development would create an imbalance. It aims to limit these forms of housing where more than 20% of residences within 200 metres of the application site.

The concentration of shared housing in the vicinity of this site is in excess of 80% and this radius does not include all the student village. Therefore, the proposal is contrary to CS41(d).

In light of the above, it is clear that the proposed development does not sit comfortably alongside the aspirations of Policy CS 41. However, in this instance it is considered that the site circumstance and location of the proposed development must be taken into account. The scheme is located within an existing gated student complex therefore the new development will be an addition to this complex rather than a new stand alone scheme. Given its situation within an existing and gated purpose built student village and in an area where there is already a significant imbalance, it is considered that the impact of the development is likely to be less severe. Because of these circumstances it is considered - on balance - that it is a difficult proposal to resist on this basis.

AFFORDABLE HOUSING ISSUES

Core Strategy CS40 relates to 'Affordable Housing' and states that in all parts of the city, developers of all new housing developments will be required to contribute towards the provision of affordable housing where this is practicable and financially viable.

The Council's Affordable Housing Interim Planning Guidance states that affordable housing will be sought on new development for 60 or more student bed spaces in purpose built student housing. Following amendments to the application, the number of spaces is now 40 bed spaces units and, therefore, the affordable housing threshold is not triggered and no contribution required.

TREE REMOVAL ISSUES

UDP Policy GE15 relates to 'Trees and Woodland' and states that these areas will be encouraged and protected by - (a) planting, managing and establishing trees and woodland, (b) requiring developers to retain mature trees, copses and hedgerows, wherever possible, and replace any trees which are lost; and (c) not permitting development which would damage existing mature and ancient woodland.

UDP Policy relates to 'Landscape Design' and expects good quality design in new developments and refurbishment scheme, including high quality soft landscaping which promotes nature conservation and the use of native species.

Given the density of tree cover close to the site entrance and on the application site it is not possible to build the proposed development without the removal of existing trees. Therefore, it is proposed to remove around 28 trees from the application site. These trees vary in age and quality of specimen but they are all covered by an Area Tree Preservation Order (No.808/372) which was imposed to protect all of the trees in the whole Student Village in 2007.

An updated Arboricultural Report has been prepared by Crown Consultants (25/02/13) for consideration. This report updates a previous assessment submitted in 2011 and is specific to the current proposal as well as being up-to-date. It identifies the trees currently existing on the application site and assesses their overall quality against British Standard best practice guidance. The Report indicates that the application site contains trees that are Retention Category A (high quality and amenity value), Retention Category B (moderate quality and amenity value), and Retention Category C (low quality and amenity) specimens. Of the trees proposed to be felled, there will be 1no. Category A, 16nos. Category B, and 11nos. Category C trees removed. The species include ash, sycamore, and Norway maples. It is proposed to remove these trees because they are located either within the footprint of the new buildings or their retention is not viewed as practical because of their proximity to the new building and potential impacts in roots, stems and/canopies.

Notwithstanding the high removal number proposed, it is intended to retain a large quantity of trees on the development site - this includes all of the trees on the Norfolk Park Road frontage and around the rear and sides of the new buildings. The quality of the retained trees is mainly high and moderate. Furthermore, the Report indicates that these trees should not be detrimentally affected by future development or the new buildings as long as recommended tree protection measures are employed during construction (including Root Protection Areas, Construction Exclusion Zones, and Restricted Activity Zones) and the occasional trimming of canopies post-completion to maintain an appropriate distance between a number of the retained trees and new buildings. Finally, the Report briefly advises that adequate space has been allowed between the trees to be retained and the proposed development. Consequently, it is anticipated that the proposed shall not result in an increased pressure to remove any of the retained trees.

In addition to some tree retention, it is the Applicant's intention to compensate for the loss of trees by planting 34 new trees in the Student Village which will be provided inside the application site curtilage as well as around the wider site. Once these trees are planted they will be protected by the Area TPO.

The loss of existing mature or semi-mature trees is regrettable in a part of the city characterised by many trees and woodland. However, in light of the details described above it is considered - on balance - that the removal of the trees to facilitate the proposed development can be accepted. Apart from 1 high quality tree, the other trees identified for removal are either moderate or low quality specimens that are growing within the confined space. It is also considered that the new tree planting proposed will provide immediate replacements for those being lost as well as an opportunity to refresh the existing tree stock (age, species

diversity, position etc.) across the Student Village overall, with overall long term benefits. Furthermore, it is anticipated that the suggested landscape conditions proposed as part of this report will secure sufficient quality and appropriate sized trees.

ECOLOGY ISSUES

UDP Policy GE11 'Nature Conservation and Development' encourages that the natural environment will be protected and enhanced. The design, siting and landscaping of development is expected to respect and promote nature conservation and include measures to reduce any potential harmful effects of development in natural features of value.

In terms of ground landscape, it is noted the application site appears to be a regularly managed area of land comprising mainly short grass which does not generally create the most diverse habitats.

In terms of the trees, it is possible that these could attract birds or bats. Therefore, the any tree felling should occur outside of bird breeding season and the developer should ensure that any endangered species encountered during site preparation and development activities should be dealt with by means of appropriate mitigation and in complete accordance with relevant legislation in consultation with Natural England.

The proposal is not considered to conflict with the aspirations of Policy GE11.

DESIGN ISSUES

UDP Policy H14 relates to 'Conditions on Development in Housing Areas' and seeks to ensure good quality design of new developments which is in scale and character with the surrounding area.

UDP Policy BE5 relates to 'Building Design and Siting' and encourages good design and new buildings that complement the scale, form and architectural style of surrounding buildings. It also encourages a co-ordinated approach to overall design and the use of good quality materials so as to generate a high standard of built environment to improve Sheffield's physical appearance.

Core Strategy Policy CS74 relates to 'Design Principles' and expects high quality development that respects, takes advantage of and enhances the distinctive features of the city, its districts and neighbourhoods.

Appearance

The proposed buildings will form a feature to the entrance of the Student Village as well as helping to assist in providing a secure and welcoming approach to the site.

Following a number of different design incarnations, the final proposed development encompasses two blocks of new build accommodation. Both blocks are intended to be mainly four storeys tall although each also includes a higher

entrance core element, which will accommodate the buildings' lift service facilities as well as provide maintenance access to the roof. The main roof of each building will be flat and include a sedum 'green' roof, and the entrance cores will be curved to create design differentiation and accommodate photovoltaic panels.

In terms of materials, it is proposed that the external appearance will be mainly buff brick with feature cladding panels and glazing proposed across the elevations to provide breaks to the main brick and simple form features across all of the elevations. In particular, a large amount of glazing (four floors high) will be created on the entrance elevations to each building. Other proposed materials include aluminium window and door frames, rainwater goods, fascias, soffits and bargeboards.

Overall, it is concluded that the proposed appearance of the scheme is acceptable which, if executed in the manner proposed with high quality materials and architectural features, will be a positive addition to the site and its entrance.

Scale

The proposal will be located within a natural 'dip' in the site's topography, which occurs as the land falls down steeply from Norfolk Park Road but rises relatively steeply again towards the existing student accommodation on site. Therefore, the site is not flat and the design of the scheme reflects the undulating topography.

To accommodate the topography and ensure suitable amenity for all residents, it is proposed that both of the blocks be built into the site and have the rear elements of the ground floor accommodation positioned at below ground level as it rises towards Norfolk Park Road. This design approach results in both buildings being one storey lower in scale at their rear and end elevations (opposite to entrance end), which equates to 3 storeys. The front elevation of each block is four storeys and the side main entrance elevation is taller to accommodate the lift/service elements. This design approach helps to deal with the site's topography and ensure that the roof heights of the two blocks are almost the same. Furthermore, this design has the added advantage of reducing the buildings' scale when viewed from Norfolk Park Road and surrounding residential properties.

Overall, given the site and proposed design approach, the proposed scale is considered to be acceptable at this location.

Layout

The proposed buildings are sited to address the student village's existing internal access road. The buildings will be situated close to the edge new macadam footways that are to be created as part of this development and the development's bedroom windows will overlook these routes. At the centre of site - in between the entrance to each building - it is intended to create a landscaped space which will include hard and soft landscaping, including a new feature tree as a focal point.

Overall, the final proposed layout of the site considered to be acceptable as proposed.

For the reasons explained above, the overall design of the scheme (including appearance, scale and layout) is considered to be acceptable and consistent with the aspirations of relevant policies H14, BE5 and CS74.

SUSTAINABILITY ISSUES

Core Strategy Policy CS64 relates 'Climate Change, Resources and Sustainable Design of Developments' encourages sustainable design and developments over 500 sqm should achieve BREEAM Very Good as a minimum.

Policy CS65 relates to 'Renewable Energy and Carbon Reduction' states that unless it can be shown not to be feasible and viable developments of 500 sqm should provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy.

Guideline 1 of the Climate Change and Design Supplementary Planning Guidance encourages green roofs covering 80% of the total roof area where viable and compatible with other design considerations.

The applicant has confirmed that the development will achieve BREEAM Very Good. There is also a commitment to providing renewable energy on site and it is expected that the 10% requirement is likely to be met by the use of photovoltaic panels. Additionally, it is also confirmed that a green roof will be provided and the plans indicate that this will be an extensive sedum 'green' roof over approximately 80% of each of the buildings' roof area (314sq.m. in total). Conditions are proposed to secure these credentials are achieved and validated.

Therefore, it is concluded that the proposal meets the terms of Policies CS64 and CS65 as well as the associated supplementary guidance.

AMENITY ISSUES

UDP Policy H14 'Conditions on Development in Housing Areas' seeks to ensure good quality design of new developments which provides adequate amenity, achieves privacy for new and existing residents, and ensures safe access to the highway network.

UDP Policy H15 'Design of New Housing Development' seeks to provide high quality residential development - including the provision of adequate private or communal garden spaces, adequate daylight, privacy and general amenity is provided for all residents, and compliance with the provisions of other UDP policies.

Impact on Future Residents

The design of the scheme is such that all of the individual student bedrooms include a window and an en-suite facility to each unit. These units are supplemented by a communal kitchen/dining/lounge area, which include good-size

windows to several walls in order to ensure that a good amount of natural light is expected to be achieved to these relatively large areas.

With regard to overlooking, there are no significant concerns because of the layout of each building at almost 90 degrees to one another and the arrangement of windows to the communal areas and bedrooms.

In terms of noise, the proposed development is located in an area comprising a large amount of existing residential accommodation. However, there is also other mixed commercial activity nearby and the site is situated off Granville Road, which is a busy main road. It is expected that the likely noise implications affecting this development will relate to traffic and commercial noise, although there are likely to be relatively low background noise levels throughout the late evening owing to the site's location.

The Council's Environmental Protection Service has considered the proposal and identifies that the potential break-in point for external noise is most likely to be the glazing to the habitable rooms. It is essential that bed spaces and communal spaces be designed to adequately mitigate against surrounding noise sources and provide acceptable internal noise levels. It is confirmed that these required noise levels and the validation of works can be addressed by condition which is recommended.

In terms of outdoor amenity space, the buildings will be set within the existing grassed/wooded space, which will hopefully provide a pleasant environment. In terms of usable outdoor amenity space - for sports and relaxing - it is not so common for these facilities to be provided as part of a high density student development of this type. Furthermore, it is noted that the site has a sustainable location with Norfolk Heritage Park and the Goals Soccer Centre available immediately adjacent to the site.

Impact on Existing Residents

The main issue relates to the impact of the proposed development on existing neighbouring residential properties on Granville Road which have their rear garden boundaries abutting the application site and their rear elevations facing towards it. The new development should not over-dominate, overshadow or overlook these existing properties in a manner which is so significant as to degrade the quality of their existing residential amenity. The closest residential properties are the pair of semi-detached properties situated at 236 - 238 Granville Road but no comments have been raised by the occupier about the proposed development.

Proposed Block 02 - sited furthest from the site's main entrance - will have the greater impact on the existing dwellings identified. This is because it represents a 4 storey building that is proposed to be situated at the bottom of No.236's garden area and within close proximity of its rear boundary.

Following consideration, the proposed relationship between the existing and proposed buildings is concluded to be acceptable.

A sufficient distance is proposed between the rear elevation of Block 02 and the rear elevation of No.236 and this is generally considered acceptable to secure suitable privacy between the residential uses. There is also a significant level difference between the two sites and the rear to rear relationship between the buildings will not be directly facing. Furthermore, habitable room windows have been positioned away from the bottom of the No.236's garden and the closest rooms will now be at an oblique angle to the existing dwelling, which will limit direct overlooking opportunities.

In terms of overshadowing and over dominance, it is considered that the ground level difference between the sites, owing to the topography of the area, will serve to reduce the impact of the development on No.236 so as not to compromise amenity.

A positive benefit of the scheme is the natural surveillance that will be provided at a currently vulnerable part of the site and this will serve to improve the safety and security of existing and future residents.

Overall, it is concluded that the proposed residential environment for future and existing occupiers will be acceptable at this location and, therefore, the development is consistent with the aspirations of UDP Policies H14 and H15.

MOBILITY ISSUES

For a development of this type, the minimum provision of accessible bedrooms as a percentage of the total number of bedrooms should be 5% without a fixed tracked-hoist system, 5% without a fixed tracked-hoist system, and 5% capable of being adapted in the future to accessibility standards.

The development intends to provide 6 fully accessible bedrooms (15%), which is considered to be consistent with current standards. These bedrooms will be accessed via a lift which will run between all floors.

Additionally, 5 new disabled car parking spaces will be provided within the student complex and close to the new buildings. The spaces are positioned around the buildings and their distance from the main entrance to each building is varied. However, it is accepted that it is not possible to locate the spaces directly outside the entrances because of the site's difficult existing levels and undulating topography as well as the desire to not compromise the quality of external spaces around the buildings and the need to keep as many trees on the site as possible.

Subject to more detailed matters being addressed by condition, it is concluded that the proposed development is acceptable from a disabled access and mobility perspective.

HIGHWAY ISSUES

UDP Policy H14 seeks to ensure that new development provide safe access to the highway network.

UDP Policy BE9 'Design for Vehicles' expects new developments to provide a safe, efficient and environmentally acceptable site layout for all vehicles (including cycles) and pedestrians.

The application site will be accessed via the existing entrance that leads into the Village Complex. Key additions will include the creation of a new dedicated pedestrian footpath in front of the new buildings to allow safe access to the buildings. As per existing, access for vehicles and pedestrians is intended to be secured by gates.

The main highways issue to be considered here is that of car parking provision. It is understood that there are 95 car parking spaces on site and currently some 700 residents. The submission advises that not all of these spaces are currently used by residents. This development proposal will increase the number of residents living on the site but the same provision of parking will remain as no new parking is proposed, apart from 5no. disabled spaces.

Following consideration by Highways Development Control - and acceptance that no further car parking can be accommodated on the site without having further knock-on effects on the design, landscape and protected trees - it is concluded that any parking demand created by the proposal would be unlikely to have a significant detrimental impact on the surrounding highways as it would be most likely that any additional parking created would take place on the village's existing internal roads, which is a private management issue. Whilst greater car parking provision would be preferred, given the nature of the proposed use (student accommodation) it is considered that it would be difficult to refuse the application on highway safety and/or problematic operational grounds. This is especially the case given the sustainable location and excellent transport links which are available to this site as well as between the location and the universities (see 'Public Transport Issues' below).

OPEN SPACE ISSUES

UDP Policy H16 'Open Space in New Housing Developments' requires that the Applicant makes an appropriate contribution towards the provision or enhancement of public space on or within the vicinity of the application site.

Core Strategy Policy CS 45 'Quality and Accessibility of Open Space' states that safeguarding and improvement of open space will take priority over the creation of new areas.

An assessment of open space has shown that, relative to the local population, there is sufficient informal but an under provision of formal open space in the area. Given the scale of the development, in accordance with Policy H16, the Applicant is required to make a financial contribution towards the provision/improvement of local spaces. Using the standard open space formula, this application results in a financial contribution amounting to £5,994.60 and this will be used towards informal and formal open space within the vicinity of the application. It is understood that the students' from the current hall of residence currently use the playing fields at Norfolk Park. The main playing field gets heavily used, use by students.

Therefore, it has been suggested that any contribution from this development could be allocated to improvements and additional playing pitch provision to accommodate an anticipated increased use in this existing area.

It is confirmed that this contribution will be secured by a Planning Obligation under Section 106 of the Town and Country Planning Act.

PUBLIC TRANSPORT ISSUES

Core Strategy Policy CS23 'Locations for New Housing' states that new development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. The main focus will be on suitable and sustainably located site.

Core Strategy Policy CS53 relates to 'Management of Demand for Travel' and part b. encourages the promotion of good quality public transport and routes for walking and cycling to broaden the choice of modes of travel.

South Yorkshire Passenger Transport Executive (SYLTE) deems public transport accessibility to be excellent in the area. The site benefits from being close to bus services which run along Granville Road as well as the tram services available from the Granville Road/Sheffield College stop.

SYLTE request that the developer is conditioned to upgrade the nearest inbound bus stop to the site (bus stop number 370023154) as part of this development. This is requested on the basis that students are a vulnerable group of society and usually public transport dependant, therefore improvement of safety and security of the waiting environment is essential. It is considered that a shelter would provide site users with a comfortable, lit environment that increase the attractiveness of public transport use. Furthermore, it is advised that the bus services using the inbound stops provide a direct link to the universities.

Overall, the proposed impact on public transport is considered to be a positive one and, therefore, the proposal complies with the relevant aspirations of Policies CS23 and CS53.

PUBLIC ART

UDP Policy BE12 'Public Art' encourages the provision of these works of in places that can be readily seen by the public and as an integral part of the design of major developments.

There have been no details submitted in relation to public art at the current time. However, it is considered that the realisation of public art provision on site can be resolved by condition and that this would satisfy Policy BE12.

RESPONSE TO REPRESENTATIONS

It is considered that the main issues raised by the representations have been appropriately addressed in the main body of the report.

Anti-Social Behaviour Issues - Such issues generated by individuals or occupiers of a building are not a material planning issues but matters that should be dealt with by the management of the site and/or the Police and/or the Council's Environmental Protection Service - depending upon the nature and severity of the nuisance generated.

SUMMARY AND RECOMMENDATION

The proposed development will provide additional student accommodation at the entrance to the Norfolk Park Student Residence on Norfolk Park Road.

The principle of development on Greenfield land at this location is concluded to be acceptable. In terms of mixed communities, the concentration of shared accommodation and student development at this location is high. However, the scheme is located within an existing student complex and the new development will be an addition to this complex rather than a new stand alone scheme. Given this character, it is considered that the impact of the development on the wider Norfolk Park community is unlikely to be high.

In design terms, the current proposals are considered to have an acceptable and contemporary architecture and the intention to achieve BREEAM 'Very Good', 10% of its energy needs from renewable energy as well as sedum 'green' roofs are all welcomed in policy terms.

The scheme is not considered to have a detrimental impact on the setting of the existing student village or surrounding environment, and it is considered that the amenity relationship for future and existing residents in terms of overlooking, overshadowing and over-dominance will be acceptable owing to the design of the buildings and the undulating topography of the site.

Although additional car parking would be preferred, such a preference is not considered to be a significant highway implication to warrant the refusal of this application given the nature of the use and the site's sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees falling under an Area TPO is a negative aspect of the development. The acceptance of their loss has been made on an on balance basis taking into account factors, which include the moderate and low quality of most of the trees to be removed, the retention of the higher quality species, and the commitment to include 34nos. new trees, which will help to vary the treestock on the application site and across the wider complex (age, diversity, positioned etc.).

Finally, it is considered that the proposed development will improve the security, surveillance and pedestrian safety at the site's entrance, which has been identified by the Applicant as being a current problem at this location.

Overall, it is concluded that proposal is acceptable. Members are therefore recommended to grant planning permission subject to the proposed conditions and

completion of the approved Planning Agreement under Section 106 with the following Heads of Terms identified below.

Heads of Terms

1. The Owners shall pay to the Council [on or before the commencement of any development within the meaning of Clause 2.2] the sum of £5,994.60 to be used by the Council towards the provision of recreation space in the locality of the site. This shall be provided in accordance with the principles set out in the Council's supplementary planning guidance 'Open Space provision in new Housing Development' and the City Centre Living Strategy.

In the event that a satisfactory S106 planning agreement covering the Heads of Terms set out in the preceding paragraphs is not concluded before 10th June 2013, it is recommended that the respective application be refused for the failure to make adequate provision in this regard.

Case Number 12/03919/FUL (Formerly PP-02363751)

Application Type Full Planning Application

Proposal Erection of fume extraction duct on rear wall of extension (As amended 17.01.2013 and 23.04.2013)

Location The Three Corners Of China
255 Glossop Road
Sheffield
S10 2GW

Date Received 18/12/2012

Team City Centre and East

Applicant/Agent Ian Walton Designer

Recommendation Grant Conditionally

Subject to:

- 1 The fume extraction duct hereby permitted shall be installed no later than 6 weeks from the date of this permission.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing No GR-12-04 Rev A Proposed Flue

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The fume extraction duct hereby permitted shall be painted black.

In order to protect the character of the original building.

- 4 The existing fume extraction duct shall be removed immediately after the replacement duct hereby permitted is installed, and any damage to the brickwork shall be made good using matching brickwork, joints and mortar.

In order to protect the character of the original building.

- 5 The fume extraction duct hereby permitted shall be retained and operated in the approved manner for as long as the building is used for restaurant purposes, and the odour and noise abatement equipment shall be regularly inspected and maintained in accordance with the manufacturer's instructions.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 6 The fume extraction duct hereby permitted shall be fixed to the building using anti-vibration mounts.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 7 The fume extraction duct hereby permitted shall only be used in such a way that noise breakout from the unit does not exceed:

- (i) the ambient background noise level by more than minus 5 dBA when measured as an 15 min Leq A, and
- (ii) the existing frequency level in the third octave band frequency spectrum by more than minus 5 dB.in any frequency,

when measured at the rear garden walls on Wilkinson Lane of the Gell Street houses.

In the interests of the amenities of the locality and occupiers of adjoining property.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

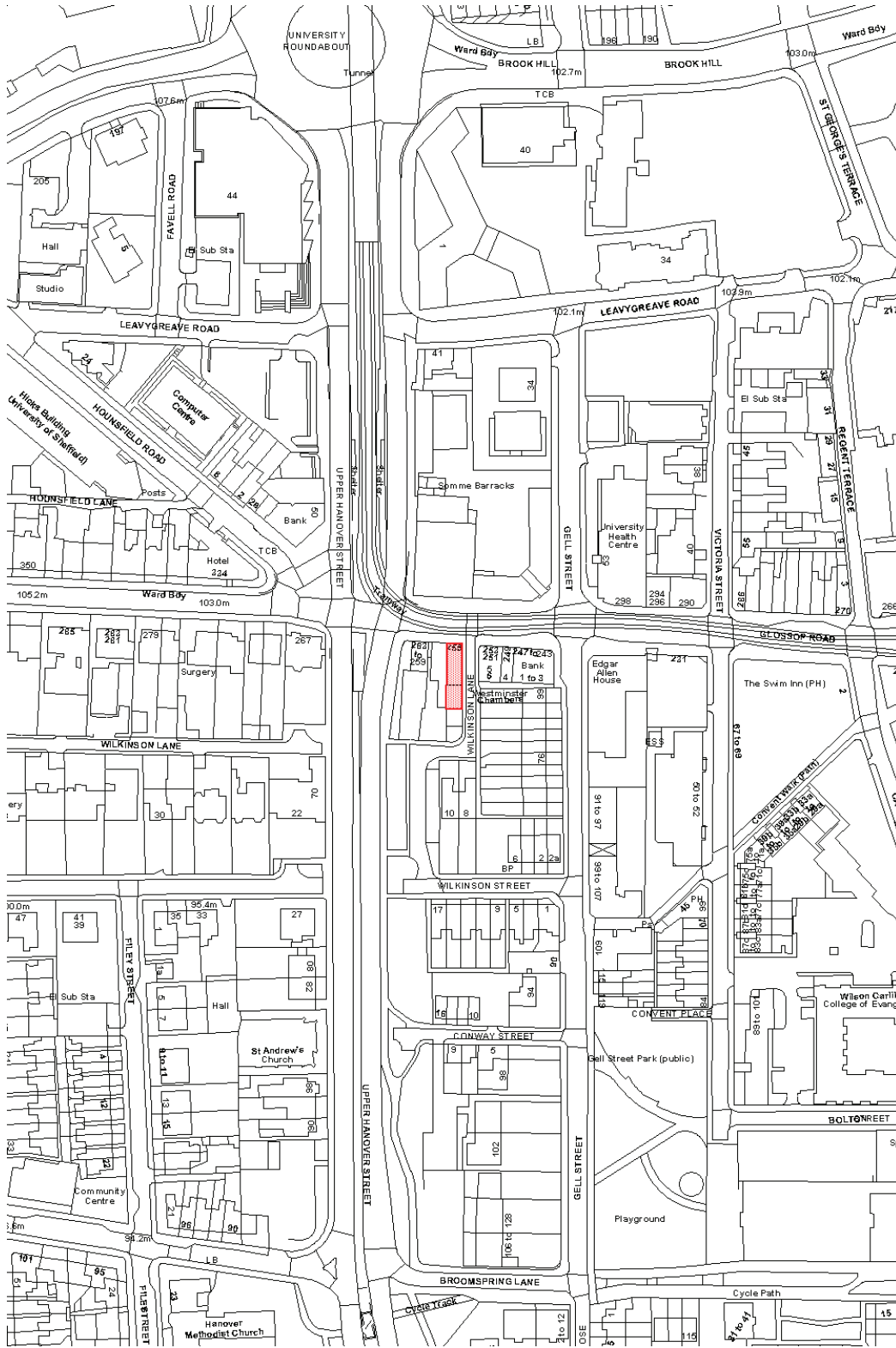
S3 - Development in the Central Shopping Core
S10 - Conditions on Development in Shopping Areas
BE5 - Building Design and Siting
BE16 - Development in Conservation Areas
BE19 - Development affecting Listed Buildings
CS17 - City Centre Quarters
CS74 - Design Principles

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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LOCATION AND PROPOSAL

This is a 3 storey Grade 2 listed building dating from about 1820 at the corner of Glossop Road and Wilkinson Lane, with a ground floor restaurant and residential accommodation above. At the rear is a two storey rear extension rebuilt about 12 years ago, providing more residential accommodation.

The side wall of the building to Wilkinson Lane has a large bare metal fume extraction duct erected in early 2012 without planning permission or listed building consent.

This application was made to retain the unauthorised duct. The amended proposal is the erection of a new fume extraction duct on the rear wall of the extension.

HISTORY

App No 78/01389/FUL: Planning permission granted 28 June 1978 for the use of No 255 as a restaurant.

App No 86/01646/FUL: Planning permission granted 10 September 1986 for the use of No 255 as restaurant and offices.

App No 97/00937/FUL: Planning permission granted 16 November 1998 for a four and three storey extension to No's 255-257 to form kitchen extension to restaurant with parking under and student living accommodation above.

A duct of smaller proportions was installed about 12 years ago in a similar position without Council approval. No action was taken at the time owing to pressure of other work. With the removal of the previous duct, the new duct falls within planning and listed building control.

App No 11/02646/LBC: Listed Building Consent granted 7 October 2011 for internal and external alterations to ground floor of No 255 in connection with refurbishment of restaurant by present applicant.

REPRESENTATIONS

To the Initial Proposal as presently installed:

3 formal objections received from residents of Gell Street opposite, as well as significant correspondence before the application was submitted:

- The installation is visually intrusive
- The duct work has an adverse impact upon the character of the Grade 2 listed building and the Hanover Conservation Area
- Noise from the duct can be heard inside adjacent houses and gardens
- Odours from the flue permeate to gardens and houses
- The duct detracts from residential amenity and quality of life.

1 Objection has also been received from a resident of a flat in the building on the above grounds and also referring to vibration being felt from the duct when it is in use.

1 Objection has also been received from an occupier of a nearby shop stating that access to windows will be restricted when the duct is being erected.

1 Objection has been received from an adjoining landowner referring to all of the above points.

An objection has also been received from Cllr Jillian Creasy on the same grounds.

To the revised proposal of 17.1.13:

One reply was received from a Gell Street resident who stated that the revised scheme appeared to be a far more appropriate and acceptable solution.

ASSESSMENT

Land Use

Core Strategy: The site lies within the Devonshire Quarter. Policy CS17 on City Centre Quarters aims to consolidate and strengthen the Devonshire Quarter as a thriving, distinctive and vibrant area with city living, niche shops, restaurants, bars and a variety of business uses.

Unitary Development Plan: The site lies within the Central Shopping Area. Under Policy S3 both Food and Drink (former Class A3) and Housing are Preferred Uses. Policy S10 requires that residents or visitors should not be caused to suffer from unacceptable living conditions, including air pollution, noise, or other nuisance or risk to health and safety.

The purpose of policy in this case is to ensure that conflicts between preferred uses are resolved as far as is reasonably practicable.

The initial proposal as installed causes unacceptable levels of noise and odour, as indicated by local residents. It is also considered to be visually unacceptable, being prominently in the view in the street scene and from the private rear gardens of adjoining properties.

The revised proposal successfully resolves these difficulties by relocating the noisy equipment indoors within the kitchen. Technical information provided to the Council's Environmental Protection Service shows that noise and odours have been reduced to low levels unlikely to cause loss of residential amenity. This is a big improvement and is considered acceptable.

Conditions are recommended setting an exacting limit on the noise that may be produced, and requiring the ducting to be fixed using anti-vibration mounts.

Odour is to be controlled by a carbon filter system suitable for Chinese cooking discharging at high level, according to DEFRA guidance. This is acceptable subject to maintenance which is the subject of a condition.

Heritage and Design

The site lies within the Hanover Conservation Area. Policy BE16 requires development to preserve or enhance the character or appearance of the Conservation Area.

The building is a Grade 2 listed building. Policy BE19 expects external alterations affecting the special interest of a listed building to preserve the character or appearance of the building.

Policy CS74 on Design Principles expects high quality development enhancing the distinctive heritage of the city centre, contributing to place-making, to a healthy, safe and sustainable environment that promotes the city's transformation. Development should also help to transform run down environments, and contribute towards creating attractive, sustainable and successful neighbourhoods.

Policy BE5 requires good design and use of good quality materials.

Policy S10 requires that development should be well designed and of a scale and nature appropriate to the site.

The flue as installed is considered to be too large and bulky with an unsightly appearance created by its varying width, and crooked alignment at lower levels. The unpainted shiny metal is unacceptable. These unattractive elements are all the worse for being conspicuously positioned on the long side elevation to Wilkinson Lane and visible from Glossop Road as well as the rear gardens and windows of the Gell Street houses.

The revised proposal solves most of these difficulties. The duct is a vertical run of uniform width from top to bottom, and is positioned round the corner on the rear elevation of the building, out of sight from Glossop Road, and sitting more naturally into the fabric of the building. The applicant has agreed to paint it black.

It might have been preferable if the duct could have been sited further from Wilkinson Lane further up the offshot roofslope, or even beyond the pitch of the roof. However, it is known that the limited space in the kitchen has created layout difficulties which have only been solved after the applicant, under pressure of the Enforcement Notice (see below) appointed another contractor. The revised proposal is considered to be difficult to improve upon in practice.

As revised the proposal is considered to comply with design and heritage policies.

RESPONSE TO REPRESENTATIONS

The majority of objections are covered by report above. The issue about restricted access to windows during construction is not a planning matter.

ENFORCEMENT

Enforcement Notices were served on 21.9.12 requiring the complete removal of the fume extraction system and the unauthorised air handling unit on the same wall. They came into force on 26.10.12, and compliance was required by 26.1.13. The matter has since been referred to the Council's solicitors to prepare court action.

CONCLUSION & RECOMMENDATION

Overall it is considered that the development complies with the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

Policies CS17, CS74
Policies S3, S10, BE5, BE16, BE19

It is further considered that the proposal would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance. Considerable weight has been given to the character of the listed building, and to the impact upon the street scene and upon the amenity of neighbouring residential occupiers. It is therefore proposed that the new duct work is granted with conditions, including a requirement to erect the new duct within 6 weeks and remove the old duct work immediately thereafter.

Case Number 12/03920/LBC (Formerly PP-02363751)

Application Type Listed Building Consent Application

Proposal Erection of fume extraction duct on rear wall of extension (As amended 17.01.2013 and 23.04.2013)

Location The Three Corners Of China
255 Glossop Road
Sheffield
S10 2GW

Date Received 18/12/2012

Team City Centre and East

Applicant/Agent Ian Walton Designer

Recommendation Grant Conditionally

Subject to:

- 1 The fume extraction duct hereby permitted shall be installed no later than 6 weeks from the date of this permission.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing No GR-12-04 Rev A Proposed Flue

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 The fume extraction duct hereby permitted shall be painted black.

In order to protect the character of the original building.

- 4 The existing fume extraction duct shall be removed immediately after the replacement duct hereby permitted is installed, and any damage to the brickwork shall be made good using matching brickwork, joints and mortar.

In order to protect the character of the original building.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

S10 - Conditions on Development in Shopping Areas

BE5 - Building Design and Siting

BE16 - Development in Conservation Areas

BE19 - Development affecting Listed Buildings

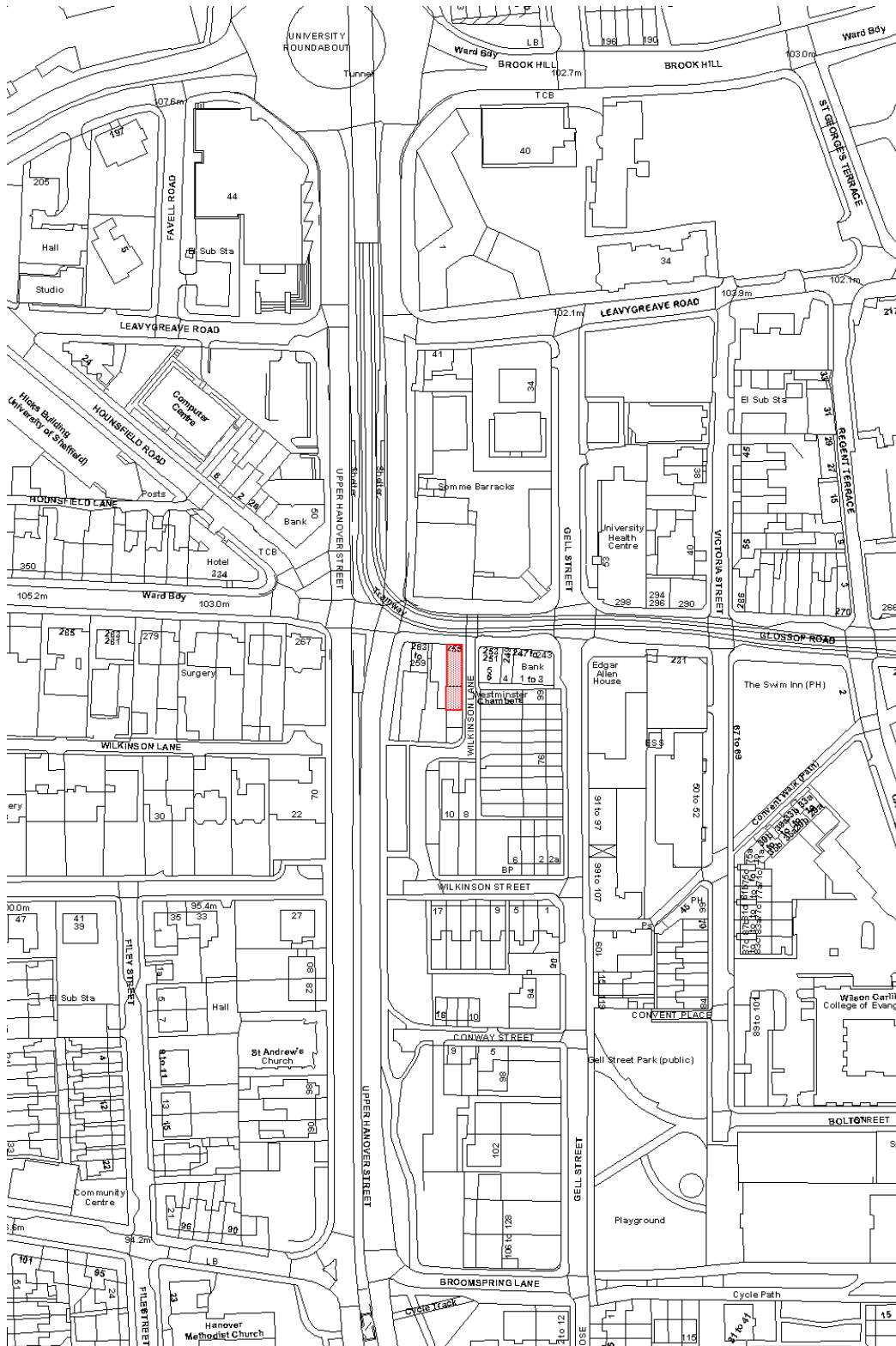
CS74 - Design Principles

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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For report please see application 12/03919/FUL.

Case Number	13/00199/FUL
Application Type	Full Planning Application
Proposal	Erection of a dwellinghouse
Location	Curtilage Of Wadsley Lodge 1 Laird Road Sheffield S6 4BS
Date Received	17/01/2013
Team	West and North
Applicant/Agent	Hooley Tratt Partnership Ltd
Recommendation	Refuse

For the following reason(s):

- 1 The Local Planning Authority considers that the erection of the proposed dwellinghouse by reason of its scale and massing and facing materials gives rise to an unsatisfactory form of development that would be harmful to the character and appearance of the surrounding area and therefore contrary to the aims of Policies H14 and BE5 of the Unitary Development Plan and Policy CS74 of the Sheffield Core Strategy.

Site Location



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BACKGROUND

The application was reported at the 7 May 2013 West and North Planning and Highways Committee. At this meeting, Members decided to defer the application to allow for a site visit to be carried out.

LOCATION AND PROPOSAL

The application relates to part of the side garden curtilage of an attractive two and half storey stone constructed detached dwellinghouse in Wadsley. The host dwellinghouse (No. 1 Laird Road) is situated on the southern side of Laird Road and is situated in a Housing Area and at one time was previously used as a small school.

The dwellinghouse has two road frontages, with Laird Road to the north and Wadsley Park Crescent to the south. To Laird Road is an attractive 3m high stone wall that encloses the site from this road. Vehicular access is taken from Wadsley Park Crescent through a set of double gates that leads into a hardstanding area for the parking of at least 2 vehicles. The property sits within a very generous and well landscaped garden curtilage of some 0.13 hectares. A number of trees are located within the site; these are located mainly to the site boundaries to the south, east and west. The property itself is an

attractive Victorian 'villa type' dwellinghouse that is faced in coursed natural stone with a natural slate roof. It is sited towards its Laird Road frontage. The property has two key outlooks with its main habitable windows facing south and west.

The surrounding area contains a mix of dwelling types both in terms of its materials and design. To the west of the site and situated behind a high stone boundary wall is No. 3 Laird Road. This neighbouring property is two storey in height (part render, part brick) and comprises a first floor obscured bathroom window within its gable elevation facing the site. This property is significantly screened from the application site by high stone walling and high dense landscaping and trees along its western boundary. To the east of the host property is No. 3a Laird Road. This neighbouring property is effectively screened from the site by high tree and shrub planting along the shared boundary, which provides a significant level of natural screening.

The application site is situated to the west of the host property and measures approximately 0.04 hectares. It is roughly rectangular in area (33m by 16m at its widest points) and stretches from Laird Road to Wadsley Park Crescent. The ground levels of the application site are approximately 1.5m higher than the siting of 1 Laird Road.

The applicant is seeking full planning permission to erect a 3-bedroomed two storey detached dwellinghouse on this site. The property would be effectively 'L' shaped in appearance consisting of two front and rear sections that would be off-set to each other. It would be sited to the north west corner of the site towards its Laird Road frontage. Off-street parking for two vehicles would be provided to the rear of the site from Wadsley Park Crescent. A new opening would be created within the existing high stone boundary wall to Laird Road to allow pedestrian access onto this road. To accommodate the dwellinghouse, two outbuildings that are situated adjacent and that abut up against the high stone boundary wall to Laird Road would be demolished. A new boundary with low stone walling and timber close boarded fence would be erected to a maximum height of 1.8m to demarcate the boundary between the new dwellinghouse and 1 Laird Road.

RELEVANT PLANNING HISTORY

Planning permission was refused to erect a detached bungalow on this site in March 2003, under planning reference No. 04/00364/FUL. It was refused on two grounds, firstly that the proposed dwellinghouse would result in the significant loss of garden space to No. 1 Laird Road and would appear to be 'squeezed in' that would have an adverse impact upon the character of the locality, and secondly, that the proposed dwellinghouse would result in unacceptable overlooking of adjacent property and gardens as well as resulting in overlooking of the new dwellinghouse.

The decision of the Council to refuse the application was appealed against by the applicant, under appeal reference No. APP/J4423/A/04/1150958. The Planning Inspector considered that both the proposed dwelling and the existing house would have adequate garden space and did not agree with the Council that it would appear 'squeezed in'. The Inspector did however raise significant concerns with regard overlooking between the proposed dwellinghouse and the existing house. He considered that owing to the bungalow being sited close to the rear and side elevation of 1 Laird Road that comprises a number of windows, the erection of the bungalow would result in an unacceptable level of overlooking and loss of privacy between the two properties and dismissed the appeal.

SUMMARY OF REPRESENTATIONS

The residents of both No. 3 and 3a Laird Road have raised an objection to the application for the following reasons:-

- The development will severely impact on traffic on Laird Road;
- Unless the dwellinghouse is constructed in matching materials as the existing property it will be out of keeping with the surrounding buildings;
- Noise disruption during the construction of the dwellinghouse;
- The stone boundary wall (western boundary) needs significant repair and;
- The foliage and trees have been left to overgrow resulting in no sunlight reaching the garden of the property.
- The reason the previous application was refused is still valid with the house being squeezed in and the lack of privacy.
- The development of a greenfield site and loss of open space;
- Loss of mature trees;
- Affect the integrity of the adjacent house's foundations

PLANNING ASSESSMENT

It is considered that the main issues relevant to this application are as follows:-

- (i) The principle of development – Policy and Land Use
- (ii) Highway Issues;
- (iii) Design Issues and its affect on the character and appearance of the surrounding area; and
- (iv) Impact on the amenity of any adjoining residential properties.

These are considered in turn below.

(i) Principle of Development

The application site is situated in a Housing Area, where housing is the preferred use under Policy H10.

While the development would accord with Policy H10 of the UDP in terms of use, consideration should also be given to the development of a greenfield site, given that the application site currently forms part of the side garden of the existing house. The relevant policy position with regard the use of previously developed land for new housing is Policy CS24. This policy states that priority will be given to the development of previously developed sites and no more than 12% of dwelling completions will be on greenfield sites in the period between 2004/05 and 2025/26. It goes on to state that the development of greenfield sites may be acceptable on small sites within the existing urban areas and larger villages, where it can be justified on sustainability grounds.

With regard to this, the latest figures show that the Council is exceeding its target of achieving 88% of all development on previously developed land. The site is situated within

Wadsley and close to Hillsborough that benefits from a range of shops, schools and good public transport service within walking distance of the site.

The erection of a single dwellinghouse on this site is therefore unlikely to prejudice or undermine the Council's targets for the development of previously developed land across the city, while its location close to shops and good public transport links can be justified on sustainability grounds.

The principle of erecting a single detached dwellinghouse is therefore accepted and would meet the terms of UDP Policy H10 and Core Strategy Policy CS24.

(ii) Highway Issues

It is not considered that the development raises any significant highway implications. The plans show that the proposed dwellinghouse would be provided with two off-street parking spaces that would be provided on a hardstanding adjacent to Wadsley Park Crescent. Access would be taken from this highway and involve removing part of the site's rear stone boundary wall. The existing dwellinghouse would continue to be provided with off-street parking for two vehicles. This level of parking is considered acceptable and unlikely to lead to any significant pressure for on street parking that would prejudice highway safety.

It is noted that to implement the proposed vehicular crossing onto Wadsley Park Avenue, a large highway tree is likely to require felling. This tree is not protected under a TPO. It is recommended therefore that along with the standard highway conditions, as a condition of planning approval, a condition is attached that secures a replacement tree at the expense of the applicant.

(iii) Design Issues and the Affect of the Development on the character and appearance of the surrounding area

UDP Policy H14 relates to conditions on development in Housing Areas. It details at Part (a) that new buildings and extensions are well designed and would be in scale and character with neighbouring buildings.

UDP Policy BE5 seeks to ensure good design and the use of good quality materials in all new and refurbished buildings and extensions. The principles that should be followed include encouraging original architecture where this does not detract from the scale, form and style of surrounding buildings, the use of special architectural treatment be given to corner sites and that designs should take advantage of the site's natural features.

Core Strategy Policy CS74 sets out the design principles that would be expected in all new developments. It details that high quality development respect and take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods. At Part (c) it includes the townscape character of neighbourhoods with their associated scale, layout and built form, building styles and materials.

The proposed dwellinghouse would be erected adjacent to the respective side elevations of both No. 1 Laird Road and No. 3 Laird Road with its principal outlook facing front (street) and back (garden). The main body of the dwellinghouse would be effective 'L'

shaped in appearance and be designed with two separate two storey sections that are offset from one another. The two sections would be linked by a side lean-to structure with extended roof. The roof slope of the rear two storey section of the dwellinghouse would comprise an extended roof slope that would extend over the south western and lower section of the dwellinghouse's gable wall. To each the dwellinghouse's front and rear gable walls would be a full height square bay window. Features of the property's design include glazed screens along part of the lower section of the roof and walling of the lean-to section facing 1 Laird Road and at the south western section (roof section only), entrance canopy and timber eaves. It would be faced principally in white render above a natural stone base. The roof would be finished in slate.

The application as submitted improves upon the scheme that was submitted at pre-application stage with the retention of the high stone boundary wall and the dwellinghouse's revised siting to Laird Road particularly welcome. However, despite the amendments made to the scheme, concerns remain with the scale and massing of the proposed dwellinghouse, its predominant use of render for its external appearance and to a lesser extent the design that includes a plethora of roof pitches, gables and extrusions, which creates somewhat of a cluttered visual appearance.

It is accepted by officers that the application site (0.04 hectares) is large enough to accommodate a modest dwellinghouse without resulting in any significant harm to the character and appearance of the surrounding area. However, it is considered that the overall scale and massing of the dwellinghouse, particularly its rear two storey section is not appropriate to the context of the site. It is considered that the house would appear somewhat cramped on the site, particular when viewed alongside the much larger property to its east. The host property in officers' opinion merits a large setting and a measure of separation from the proposed house. While 1 Laird Road would still benefit from a large garden curtilage and that a separation distance of 12m would be maintained between the side elevation of the two properties, it is considered that the house would be effectively 'shoehorned' in the narrower section of the site. The appearance of the property would be exacerbated by the fact that it would be sited in very close proximity to the proposed new side boundary wall/fence, in parts only 1m away, and the site's higher ground levels (approximately 1.5m) to 1 Laird Road. Despite the high boundary treatment, the building would be clearly seen in context with the host property from both adjacent highways. Lowering the rear section to the house in officers' opinion would significantly reduce the overall massing of the building and allow the building to sit more comfortably on site and form a more subservient and sympathetic addition to the setting of the host property. This suggestion however was not accepted by the applicant.

It is also considered that the predominant use of render is inappropriate to its context given the facing materials of the host property (natural stone) and its close relationship to the host property. While it is accepted that 3 Laird Road is part rendered, the proposed house would be viewed more in context with 1 Laird Road than No 3 Laird Road owing to the high western boundary wall and planting along this boundary. Reference should therefore be taken from the host property in terms of the proposed material palette. The applicant has suggested that she would be prepared to consider using natural stone along its front elevation facing Laird Road, but in officers' opinion, this would only address how the property would be viewed from parts of this road and fails to account other keys views of the property, namely from Wadsley Park Crescent.

For the reasons set out above, it is considered that the development is contrary to UDP Policies H14 (a) and Policy BE5 and Core Strategy CS74.

(iv) Residential Amenity Issues

It is considered that the properties most affected by the development are No. 3 Laird Road to the west of the site and the host property (1 Laird Road). All other neighbouring properties are adequately distanced and screened from the proposed dwellinghouse that any affect on their residential amenity as a result of the development in terms of overlooking and loss of outlook is likely to be minimal.

With regard No. 3 Laird Road, this building has a first floor window within its gable wall facing the application. This window is understood to serve a bathroom of the property and is obscured glazed. Also, with exception to a secondary ground floor kitchen window, the proposed dwellinghouse would have no other windows that serve habitable rooms along its western elevation facing this neighbouring property and rear garden. The western boundary also benefits from a high stone boundary wall and dense shrubbery along its boundary.

The applicant has also demonstrated that the proposed development would comply with the 45 degree rule in that the furthest part of the furthest part of the dwellinghouse (2 storey rear section) would not project out further than the distance from the 1st floor window of the adjacent property to the furthest part of the rear section.

Any affect on this western neighbour's residential amenity would therefore be minimal.

With regard 1 Laird Road, while this neighbouring property has a number of ground and first windows within its side elevation and includes a side dormer window that serve main and habitable rooms of the house, it is not considered that the erection of the proposed house would result in any significant loss of outlook or overlooking to the detriment of this property. To avoid any significant loss of privacy between properties, the internal layout of the house has been arranged to avoid main rooms of the house being primarily lit by windows along its side (eastern) elevation. With exception to two secondary windows serving the living room and a third serving the study room (obscured glazed and non-opening), no other main windows of the house would be inserted within its side elevation facing 1 Laird Road. The applicant has also agreed to obscure the first floor side bedroom window to avoid overlooking of the rear garden of the proposed dwellinghouse. Subject to appropriate conditions being attached to any grant of planning, it is not considered that the development would result in any significant problems of overlooking between the two properties.

On the ground floor, the property has two ground floor side windows, one serving one of the property's three reception rooms and the other a kitchen. The kitchen window is also lit by a large window within its rear elevation. Of the property's three first floor side windows, two serve bedrooms and the other serves a stair/landing window. These bedrooms however are also lit by windows that have a south facing aspect, although it is noted that one of these is the secondary means of light and outlook into the bedroom and gains its main outlook and light from the window that faces west towards the application site. With regard to these windows, while it is noted that some main windows face onto the application site, a separation distance of approximately 12m would be maintained

between the side elevation of the proposed house and these main side windows. This distance would accord with the guidance contained in SPG Designing House Extensions (Guideline 5) and subsequently should mean that the house would not appear overbearing or result in any significant loss of outlook to the detriment of this neighbouring property.

In terms of the attic bedroom, inspection of the cross section drawings show that views from the side dormer window that lights this room would be mainly taken across and above the property's roof. Owing to this, and that the distance between the dormer window and roof slope is approximately 14m should avoid any significant loss of outlook from this attic room.

Other Issues

It is noted that concerns have been raised by residents of the two neighbouring properties regarding the state of the western stone boundary wall, the loss of trees, noise and disruption during the course of the development and affect of the development on the foundations of the neighbouring property.

The issues raised in terms of the boundary wall and the affect of the development on neighbouring properties are non planning related and should be disregarded in terms of the merits of this application. The trees are not protected under a TPO and can be felled without the need to seek approval, while in terms of noise disturbance, given that the development is small scale and situated by a high stone boundary wall, any affect on these neighbouring properties' amenity is unlikely to be significant that would require special protection measures during its construction.

SUMMARY AND RECOMMENDATION

Full planning permission is being sought to erect a two storey detached house within part of the side garden curtilage of an attractive two and half storey detached house that is situated on the southern side of Laird Road in Wadsley.

The principle of erecting a house on this site is considered to be acceptable and is unlikely to prejudice or undermine the Council's targets for the development of previously developed land across the city. It is considered that subject to careful design and siting, it is considered that the erection of a modest dwellinghouse can be accommodated without harming the noted character and appearance of the existing property or the visual amenity of the surrounding area. However, serious concerns are raised with regard to the scale and massing of the proposed dwellinghouse and its predominant use of render for its external appearance. It is considered that the proposed development is not appropriate to the context of the site and would detract from the overall character of the immediate vicinity of the site.

The proposed parking and access arrangements are considered acceptable and can be adequately secured by condition.

It is considered that the development would not result in the residential amenity of neighbouring properties to be significantly affected. Although the host property comprises a number of windows along its side facing the application site, the siting of the dwellinghouse to this host property (approximately 12m) and the fact that this property has

open aspect windows within its rear elevation should avoid this neighbouring property to be subject to any significant loss of amenity from a loss of privacy or loss of outlook.

For the reasons given above and having regard to all other matters raised, it is considered that the development fails to accord with UDP Policies H14 (a) and BE5 and Core Strategy CS74 and is recommended for refusal.

Case Number 13/00576/FUL (Formerly PP-02365732)

Application Type Full Planning Application

Proposal Erection of a mixed-use development incorporating educational facilities and associated functions (Class B1/D1), 53 student cluster flats containing 287 bedspaces and facilities together with associated works including access and ancillary facilities (Phase 1); conversion and refurbishment of former St Lukes School Building for office use (Phase 2)

Location Site At 29 To 65
Garden Street
Sheffield
S1 4BJ

Date Received 22/02/2013

Team City Centre and East

Applicant/Agent DLP Planning Ltd

Recommendation Grant Conditionally Legal Agreement

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 2 The development must be carried out in complete accordance with the following approved documents:

Amended drawings emailed 08.05.2013

12/06 P/100 Location Plan
12/06 P/101B Floor Plan Level -1
12/06 P/102C Floor Plan Level 0
12/06 P/103B Floor Plan Level 1
12/06 P/104B Floor Plan Level 2
12/06 P/105B Floor Plan Level 3
12/06 P/106B Floor Plan Level 4
12/06 P/107B Floor Plan Level 5
12/06 P/108B Floor Plan Level 6
12/06 P/109B Floor Plan Level 7

12/06 P/110B Floor Plan Level 8
12/06 P/111B Floor Plan Level 9
12/06 P/112B Roof Plan
12/06 P/113D Elevations Sheet 1
12/06 P/114D Elevations Sheet 2
12/06 P/115D Elevations Sheet 3
12/06 P/116D Elevations Sheet 4
12/06 P/117A Footprint Comparison
12/06 P/118A Massing Comparison
12/06 P/119C Sections Sheet 1
12/06 P/120A Sections Sheet 2
12/06 P/121 Courtyard Elevations

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below (for Block A) shall be approved in writing by the Local Planning Authority before that part of the development commences:

- windows
- window reveals,
- eaves and parapets
- cladding panels
- glazing system,
- high level brickwork transition detail
- soffit treatment details
- Fixing details of cladding panels
- rainwater goods
- brickwork detailing and mortar joints

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 4 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- balconies
- entrance canopies
- privacy screens
- ventilation louvers

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

5 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below (for the Teaching block) shall be approved in writing by the Local Planning Authority before that part of the development commences:

- window reveals
- rainwater goods
- eaves and verges
- abutment of new elevations to existing building

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

6 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- south-facing façade including any solar shading devices
- window reveals,
- eaves and parapets
- cladding panels including fixing details
- glazing system,
- soffit treatment details

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

7 Before the development is commenced, details, which shall include a 1:20 scale cross-section, of the main entrance to Block A shall have been submitted to and approved in writing by the Local Planning Authority and such works shall be implemented in accordance with the approved details and thereafter retained.

In order to ensure an appropriate quality of development.

8 Before the development is commenced, details, which shall include a 1:20 scale cross-section, of the main entrance to the teaching block shall have been submitted to and approved in writing by the Local Planning Authority and such works shall be implemented in accordance with the approved details and thereafter retained.

In order to ensure an appropriate quality of development.

9 Details of the extent and specification of brick/stone repair and cleaning shall be submitted to and approved in writing by the Local Planning

Authority prior to commencement of those works and shall thereafter be carried out in accordance with the approved details.

In order to ensure that the fabric of the building is not damaged.

- 10 Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

In order to protect the character of the original building.

- 11 Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 12 A sample panel of the proposed masonry for the former school building shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority prior to the commencement of the building works and shall be retained for verification purposes until the completion of such works.

In order to ensure an appropriate quality of development.

- 13 Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below (for blocks B and C) shall be approved in writing by the Local Planning Authority before that part of the development commences:

- windows
- window reveals,
- eaves and parapets
- cladding panels
- glazing system,
- high level brickwork transition detail
- soffit treatment details
- Fixing details of cladding panels

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 14 Before installation, details of all proposed external lighting shall have been submitted to and approved in writing by the Local Planning Authority and such lighting shall be implemented in accordance with the approved details and thereafter retained.

In order to ensure an appropriate quality of development.

- 15 A comprehensive and detailed hard and soft landscape scheme, including any proposed street furniture, for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

- 16 Before the development is commenced, details of any boundary treatment, including any other means of enclosure, which shall include railings within the site shall have been submitted to and approved in writing by the Local Planning Authority and such boundary treatment and other means of enclosures shall be implemented in accordance with the approved details and thereafter retained.

In the interests of the visual amenities of the locality.

- 17 Unless otherwise approved the proposed brown roof(s) (vegetated roof system) shall cover a minimum area of 80% of the roof and shall be provided prior to the use of the building commencing. Details of the specification and maintenance regime shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site. The green/brown roof(s) shall be provided prior to the use of the building commencing unless otherwise approved. The plants shall be maintained for a period of 5 years from the date of implementation and any failures within that period shall be replaced.

In the interests of biodiversity.

- 18 The surface water discharge from the site shall be reduced by at least 30% compared to the existing peak flow and detailed proposals for surface water disposal, including calculations to demonstrate the reduction, must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, or an alternative timeframe to be approved in writing by the Local Planning Authority. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 litres/hectare should be demonstrated. The development shall thereafter be carried out in accordance with the approved details.

In order to mitigate against the risk of flooding.

19 No development shall commence until a report has been submitted to and approved in writing by the Local Planning Authority identifying how the following will be provided:

a) a minimum of 10% of the predicted energy needs of the of the completed development being obtained from decentralised and renewable or low carbon energy;

Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to an approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

20 No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless the scheme of sound insulation measures detailed in submitted Ambient Noise Assessment have been implemented and retained in accordance with the details submitted and approved in writing by the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

21 Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Mondays to Fridays, and 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

In the interests of the amenities of the locality and occupiers of adjoining property.

22 The residential accommodation hereby permitted shall not be occupied unless the sound insulation measures detailed in Submitted Ambient Noise Assessment have been implemented and retained in accordance with the details submitted and approved in writing by the Local Planning Authority. Such works shall be capable of achieving the following noise levels:

Bedrooms	LAeq 15 minutes 30 dB (2300 to 0700)
Living Rooms	LAeq 15 minutes 40 dB (0700 to 2300)

In the interests of the amenities of the future occupiers of the building.

- 23 The office accommodation shall not be occupied unless the approved sound insulation works detailed in Submitted Ambient Noise Assessment have been implemented and retained in accordance with the details submitted to and approved in writing by the Local Planning Authority. Such works shall be capable of achieving the following noise levels:

Offices Noise Rating Curve NR45 (0700 to 2300)

(Noise rating curves should be measured as a 15 minute Leq at the octave band centre frequencies 31.5Hz to 8KHz).

In the interests of the amenities of the future occupiers of the building.

- 24 Before the use of the development is commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:

- a) Be carried out in accordance with an approved method statement,
- b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

In order to protect the health and safety of future occupiers and users of the site.

- 25 No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof have first been submitted to and approved in writing by the Local Planning Authority, and once installed such plant or equipment should not be altered without prior written approval of the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 26 No deliveries to the building shall be carried out between 2300 hours to 0700 hours (on the following day) Mondays to Saturdays and 2300 hours to 0900 hours Sundays and Public Holidays.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 27 No movement, sorting or removal of waste bottles, materials or other articles, nor movement of skips or bins shall be carried on outside the building/s within the site of the development (shown on the plan) between 2300 hours and 0700 hours (on the following day) Mondays to Saturdays and between 2300 hours and 0900 hours on Sundays and Public Holidays.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 28 The development shall not be used for the purposes hereby permitted, unless a scheme for the installation of equipment to control the emission of fumes and odours from the premises is submitted for written approval by the Local Planning Authority. These details shall include plans showing the location of the fume extraction system in context with the building, and shall include a low resistance cowl. The use shall not be commenced until the approved equipment has been installed and is fully operational.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 29 The teaching facility, offices and residential units shall not be used unless 2.0 metres x 2.0 metres vehicle/pedestrian intervisibility splays have been provided on both sides of the means of access such that there is no obstruction to visibility greater than 600 mm above the level of the adjacent footway and such splays shall thereafter be retained.

In the interests of the safety of road users.

- 30 No development shall commence until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below have either;

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the teaching facility, offices and residential units are brought into use.

Highway Improvements:

- 1) Reconstruction of the footways to both Garden Street and Broad Lane frontages with materials compatible with the Urban Design Compendium, including new lighting and natural materials; and
- 2) Review of Waiting Restrictions on highway adjacent to the site (including the provision of Car Club spaces if considered appropriate)

To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development.

- 31 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended, (or any order revoking or re-enacting that order), the front elevation of the teaching facility, offices and residential units shall not be built up or filled in at any time.

In the interests of highway safety and the amenities of the locality.

- 32 No development shall commence until details of the means of ingress and egress for vehicles engaged in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the arrangements for restricting the vehicles to the approved ingress and egress points. Ingress and egress for such vehicles shall be obtained only at the approved points.

In the interests of highway safety and the amenities of the locality.

- 33 Prior to the occupation of any part of the development, a detailed Travel Plan(s), designed to: reduce the need for and impact of motor vehicles, including fleet operations; increase site accessibility; and to facilitate and encourage alternative travel modes, shall have been submitted to and approved in writing by the Local Planning Authority. Detailed Travel Plan(s) shall be developed in accordance with a previously approved Framework Travel Plan for the proposed development, where that exists.

The Travel Plan(s) shall include:

1. Clear and unambiguous objectives and modal split targets;
2. An implementation programme, with arrangements to review and report back on progress being achieved to the Local Planning Authority in accordance with the 'Monitoring Schedule' for written approval of actions consequently proposed,
3. Provision for the results and findings of the monitoring to be independently verified/validated to the satisfaction of the Local Planning Authority.
4. Provisions that the verified/validated results will be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

On occupation, the approved Travel Plan(s) shall thereafter be implemented, subject to any variations approved in writing by the Local Planning Authority.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 34 Before the development is commenced, details of all walls that will be supporting the highway or any elements of the building that will overhang

the highway (including structural calculations) shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of highway safety and the amenities of the locality.

- 35 Surface water and foul drainage shall drain to separate systems.

To ensure satisfactory drainage arrangements.

- 36 Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings, including roof drainage, shall be passed through a petrol/oil interceptor designed and constructed in accordance with details to be approved in writing by the Local Planning Authority.

To prevent pollution of the Water Environment.

- 37 Before the development is commenced, details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall have been submitted to and approved in writing by the Local Planning Authority.

To ensure satisfactory drainage arrangements.

- 38 No piped discharge of surface water from the application site shall take place until surface water drainage works including off-site works have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

To ensure satisfactory drainage arrangements.

- 39 Prior to occupation of the buildings, evidence that 10 bird/bat boxes have been installed in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of biodiversity.

- 40 Before the development is commenced, full details of the allocation of car parking spaces to different uses shall have been submitted to and approved in writing by the Local Planning Authority and thereafter such allocation of car parking spaces shall be provided in accordance with the approved details.

In the interests of highway safety and the amenities of the locality.

- 41 Before the development is commenced, an floorplan at a scale of 1:50 showing a typical layout for a residential unit designated as a disabled unit, shall have been submitted to and approved in writing by the Local Planning Authority and such accommodation shall be provided in accordance with the approved details and thereafter retained.

To ensure ease of access and facilities for disabled persons at all times.

- 42 The teaching facility and residential units shall not be occupied unless level thresholds have been achieved to all entrances, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

To ensure ease of access and facilities for disabled persons at all times.

- 43 The development shall not be occupied until a scheme (as detailed below) to promote a car club as part of the development shall either

- (a) have been carried out, or
- (b) details have been submitted to and approved in writing by the local planning authority of arrangements which have been entered into which will ensure the Car Club Scheme is carried out before the development is occupied

The Car Club scheme shall include:

- i) the provision of 2 publicly accessible parking bays retained solely for the use of car club vehicles, either as part of the development; or at a suitable alternative location within the vicinity of potential users (no more than 10 minutes walk). In the event that it is impractical to provide such car club parking bays, alternative arrangements to secure an equivalent contribution would be appropriate
- ii) the provision of measures to ensure all eligible site users are encouraged to become members of the car club scheme
- iii) arrangements to ensure ongoing marketing of the benefits of a car club service to site users.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

H5 - Flats, Bed-sitters and Shared Housing

H7 - Mobility Housing

H16 - Open Space in New Housing Developments

IB9 - Conditions on Development in Industry and Business Areas

BE5 - Building Design and Siting

BE12 - Public Art

BE15 - Areas and Buildings of Special Architectural and Historic Interest

BE16 - Development in Conservation Areas

BE17 - Design & Materials in Areas of Special Character or Historic Interest

CS6 - Manufacturing and the City Centre - Transition Areas
CS17 - City Centre Quarters
CS40 - Affordable Housing
CS41 - Creating Mixed Communities
CS64 - Climate Change, Resources and Sustainable Design of
Developments
CS65 - Renewable Energy and Carbon Reduction
CS74 - Design Principles

The proposal represents a substantial development in the St Vincent's quarter of the City. The site has been vacant for a number of years and its redevelopment will provide wider regeneration benefits to the area. The re-use of the vacant school building is particularly welcomed. In land use terms, the proposal will accord with current Core Strategy Policies CS6 and CS17. Although contrary to Policy CS41 it is considered that the benefits of developing this site outweigh the disbenefits of not providing a wider mix of housing.

The design of the proposed development is considered acceptable in terms of siting, scale, massing, form and detail. The design of this group of buildings relates well with the street and general topography and will serve to provide an interesting frontage and encourage activity on Broad Lane. The Garden Street frontage reflects the domestic scale of development within the Conservation Area and will not detract from the appearance and setting of neighbouring Listed Buildings.

The proposal will provide satisfactory living conditions for future students. Occupiers of adjacent properties will not be adversely affected by the proposed development.

There are no significant highway implications arising from the proposed development.

For the reasons set out above, the proposed development is considered acceptable and will accord with Unitary Development Plan Policies, H5, H7, H16, IB9, BE5, BE12, BE15, BE16, and BE17, Core Strategy Policies CS6, CS17, CS40, CS41, CS64, CS65 and CS74, the National Planning Policy Framework (NPPF), March 2012.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

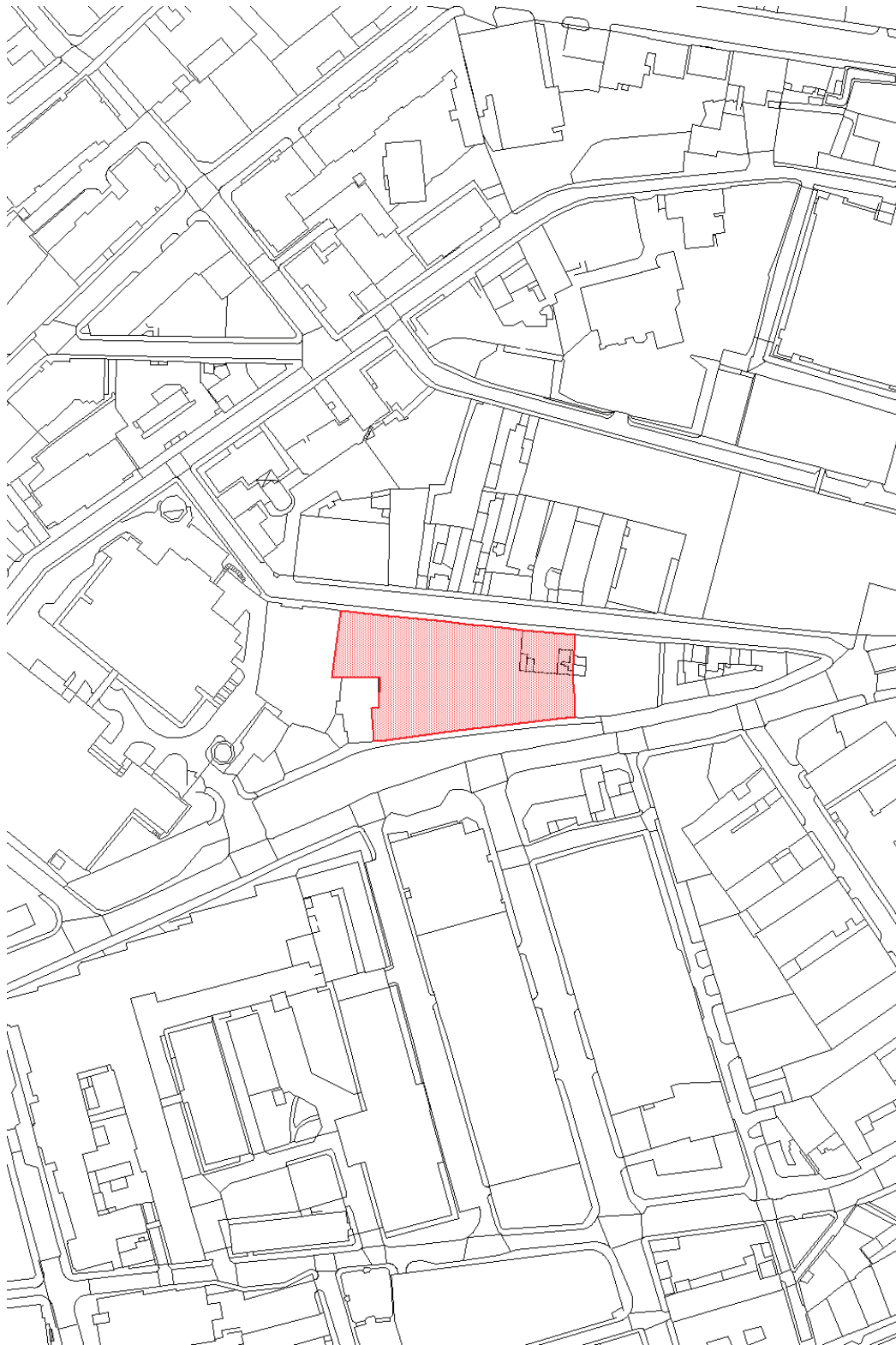
1. To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact Mr S A Turner on (0114) 2734383.

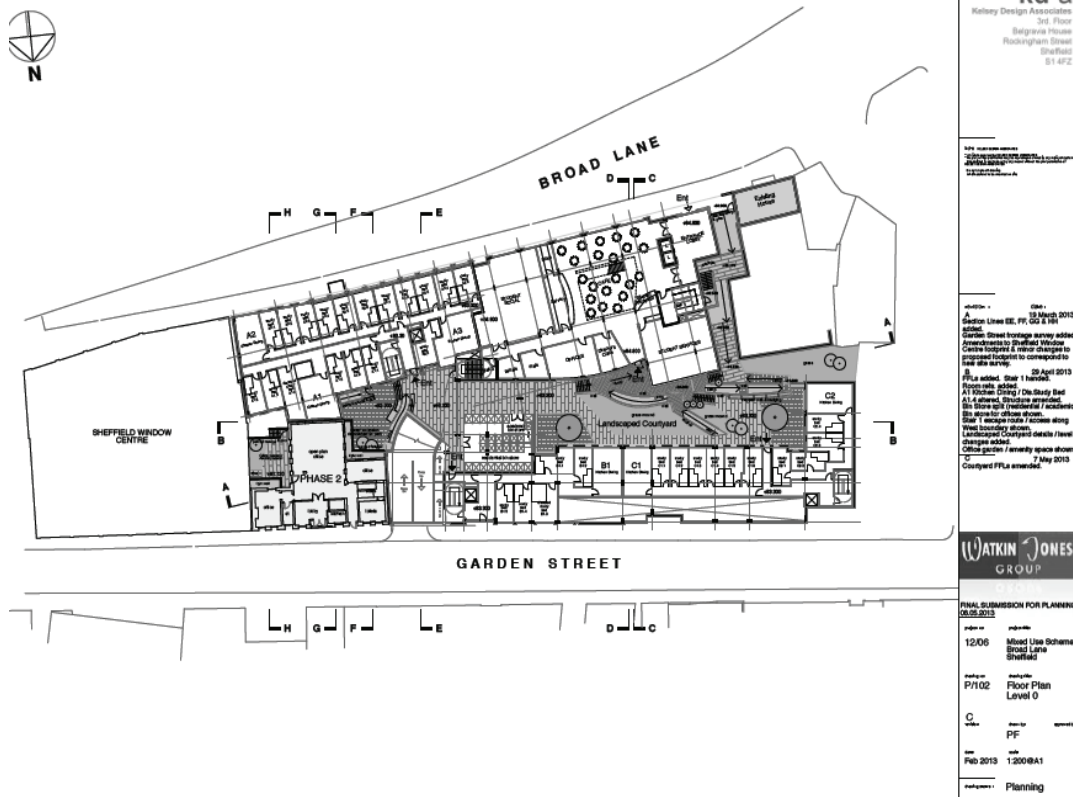
2. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group on Sheffield 2736677, prior to commencing works. The Co-ordinator will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.
3. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.
4. Before the development is commenced, a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any deterioration in the condition of the highway attributable to the construction works shall be rectified in accordance with a scheme of work to be agreed with the Local Planning Authority.
5. You are advised that residential occupiers of the building should be informed in writing prior to occupation that:
 - (a) limited/no car parking provision is available on site for occupiers of the building,
 - (b) resident's car parking permits will not be provided by the Council for any person living in the building.
6. When preparing detailed proposals for the development of this site, the developer is advised that the Council will encourage the provision of easily accessible housing, capable of adaptation to meet the needs of various people with mobility impairments. Known as "mobility housing", further details are available together with guidance notes from the Access Officer on (0114) 2734197 or from Planning Enquiries on (0114) 2039183.

7. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Engineers in their document "Guidance Notes for the Reduction of Light Pollution". This is to prevent obtrusive light causing disamenity to neighbours. The Guidance Notes are available from the Institute of Lighting Engineers, telephone number (01788) 576492 and fax number (01788) 540145.
8. Plant and equipment shall be designed to ensure noise levels do not exceed 10dBA (LA90) below background noise levels when measured at the site boundary.
9. For larger restaurants advice on the discharge and arrestment of kitchen fumes and odours is given in the document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', Annex B, 'Information required to support a planning application for a commercial kitchen' by the Department for Environment Food and Rural Affairs (Defra).
10. Details of installations and alterations arising from Building Regulations requirements in terms of fire protection, means of escape, acoustic attenuation and insulation, natural and mechanical ventilation, disabled access and the provision of natural and artificial lighting may be subject to a further listed building application before implementation. Please seek guidance from the Local Planning Authority before proceeding with such alterations.
11. You may need a Premises Licence under the Licensing Act 2003, you are advised to contact Health Protection Service (Health & Safety) for required standards before any works are undertaken on Telephone Number 0114 273 4616.
12. You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Sheffield Biological Records Centre. This will assist in a key principle of the National Planning Policy Framework that planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area by building up the data base of up-to-date ecological information and this will help in future decision making ideally data should be provided in ESRI shape file format.
13. The applicant should be aware that a legal agreement will be completed in respect of this application.

Site Location



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Introduction



This is a joint report relating to a planning application for the redevelopment of the site (13/00576/FUL) and a Conservation Area Consent application to demolish an extension at a former school building (13/00577/CAC).

Location and Proposal

The site lies within the Well Meadow Conservation Area, within the St Vincent's quarter of the City Centre. The site relates to a piece of land, which is positioned on the north side of Broad Lane and is bounded by Garden Street to the north. The site has been cleared and foundations (with the exception of a 19th Century, former school building located in the north-east corner of the site) have been laid, as part of an earlier approved scheme (07/00148/FUL), for a Graduate School, comprising teaching space and 98 apartments. Construction work ceased as the developer went into liquidation and the land was put into receivership but has since been purchased and the new owner now proposes the redevelopment of the site.

Extending across the Broad Lane frontage is a wide cobbled surfaced, public car park, known as 'Setts car park'. Immediately adjacent to the site, in the south-west corner is a three-storey Georgian building, which is used partly as a house in multiple occupation (HMO) and partly as workshop and vehicular repair garage and to the west is a waste recycling facility (which has a temporary 3 years consent), which forms part of the curtilage of the north campus of the University of Sheffield further to the west. To the north, fronting onto Garden Street are a number of business premises and small workshops including the University of Sheffield's Royal Exchange Works (a Graduate Research Centre). To the east are the retail

and workshop premises of the Sheffield Window Centre. Opposite the site, to the south-east, at the junction of Broad Lane and Rockingham Street is Madox House, which comprises a ground floor retail unit with apartments above, and to the south on the opposite corner of the junction is a 6/10 storey building that includes an NHS drop in centre at ground floor, with student accommodation above.

Broad Lane is a wide and busy highway, dominated by tall buildings and smaller commercial units whilst Garden Street is a quiet, narrow highway characterised by a variety of buildings dating from the 19th Century, through to mid and later 20th Century. Notably, there are a number of buildings, which are Grade II Listed; these include nos. 48-50 and nos. 52, 54, 56 and adjoining workshops.

A mixed use scheme is proposed, which will be developed in two phases. Phase 1 will comprise 3,987 square metres of teaching accommodation with ancillary offices and café facility, and 8,956 square metres of residential accommodation, which will provide 287 bed spaces within 53 cluster apartments. The proposed development will provide teaching accommodation for international students, aged between 16-18 year olds, who will occupy the proposed residential accommodation. Phase 2 proposes the refurbishment of the existing school building (no. 29-31 Garden Street), which will involve the partial demolition of a later two-storey extension, to be replaced with a smaller single-storey extension. The school building will provide separate office accommodation, not directly linked with Phase 1 of the development.

Relevant Planning History

08/05439/FUL - This application sought planning permission for a mixed use development comprising 5433 net sq metres office/teaching space and 99 apartments (3575 net sq metres) with ancillary car parking accommodation and landscaping works. The footprint of the Broad Lane frontage had been reduced and amendments to the elevations were proposed. The application was withdrawn, owing to land ownership discrepancies.

07/01148/FUL - Planning permission was granted (subject to a Legal Agreement) 10th December 2007, for a mixed use development comprising 4573 net sq metres office/teaching space, 4176 net sq metres residential (98 apartments).

06/00765/FUL - Planning permission was granted (subject to a Legal Agreement) 30th May 2006, for the refurbishment of 29-31 Garden Street and the erection of a mixed-use scheme comprising 143 apartments, 4527 sq. metres of B1 business space and 100 car parking spaces.

06/00814/CAC - Conservation Area Consent was granted 31st May 2006 for the demolition of buildings (excluding 29-31 Garden Street).

05/02300/FUL - Planning permission was refused 20th December 2005 for the refurbishment of 29-31 Garden Street and the erection of a mixed-use scheme comprising 161 apartments, 3000 sq. metres of B1 business space and 140 car parking spaces. An appeal was lodged against the refusal of planning permission but was later withdrawn.

Summary of Representations

The applications have been advertised (07.05.2013) and site notices have been displayed (20.03.2013). Following neighbour consultation, 3 letters of representation have been received in respect of this application, which are summarised below.

Two letters of representation has been received from Sheffield Windows Company. Their comments/concerns include the following:-

- The elevation drawing appears to show part of their building that adjoins the former St Lukes building, as a path. Require confirmation that the application will be amended accordingly to ensure their building is not affected by the development.
- Reference to previous concerns expressed for previous applications (nos. 07/01148/FUL and 08/05439/FUL).
- An air raid shelter straddles both sites. The shelter was exposed by previous developer, which was then filled in and now results in their building being flooded. Request confirmation that this issue will be dealt with during the development.
- Query whether a new pedestrian route is proposed.
- Amended drawings show an over-hang onto their premises.
- Amended drawings, Section AA dos not show their building or the school building.
- Overshadowing.
- Windows overlooking from gable end.

The University of Sheffield have expressed concerns about the proposed development, which are as follows:-

- During the construction period the proposed scheme may affect the research and teaching taking place within the Sorby building by vibrations from the heavy plant and machinery placed on site. Requested that the impact on the University's buildings be investigated further and that the developer provide the information to the University so that they may work together and find a suitable solution.
- Concerned that the noise and vibrations from the proposed power and heat supply of a CHP unit could affect the research carried out in the University's building positioned closest on the west boundary. It is not clear as to the location of the proposed supply and if located to the western boundary of the

site, the noise, dust, vibration and electromagnetic field may affect the research and operations of the University's departments.

- The research carried out is of a very detailed and sensitive nature and any changes in the surrounding location could affect the valuable research carried out.
- Approx. £5 million per annum of research work is carried out directly on these electron microscopes and are fundamental tool supporting a wide range of research projects across the University that is typically valued at approx. £10 million per annum. Given the circumstances, would insist that further investigations are carried out as to the possible effect on the established surrounding properties and the impact the development both during construction and upon completion.
- - The proposed development will improve the vacant site and this is welcomed. The short and long term effects need to be known and will require assurance that valuable research will not be affected.

A representation has been received from 'Fagan's' public house (69 Broad Lane) who do not object to the development but have requested that necessary sound-proofing be provided to the building and would be disappointed with any future problems concerning their opening hours.

South Yorkshire Passenger Transport Executive raise no objections to the proposal but do recommend that students be provided with a public transport personal journey plan.

South Yorkshire Police responded and provided some advice, to ensure that the proposed development creates a safe environment.

Sheffield Conservation Advisory Group (CAG) objects to the proposed development. The Group felt that the scale and massing of the scheme was unacceptable and the development would be a monolithic block, which was clearly in breach of the principles established by the Urban Design Compendium and would obscure views down Rockingham Street.

Planning Assessment

Land Use Policy

It is necessary to identify and assess the development against relevant local planning policies, which are those contained within the Unitary Development Plan (UDP) and the Local Development Framework, Core Strategy (March 2012). The proposal seeks to provide teaching space (Class D1 Use) with ancillary offices and 53 student cluster flats containing 287 bed spaces (Sui Generis use).

The site lies within a General Industry Area as defined in the Unitary Development Plan and as such, Policies IB5 and IB9 apply. UDP Policy IB5 states that general industry and warehousing are the preferred uses in General Industry Areas, with

small shops, food and drink outlets and business uses considered to be acceptable. Policy IB5 identifies housing as an unacceptable use, as satisfactory living conditions in industrial environments would generally not be achieved and the presence of housing can prejudice the viability of existing and potential industrial uses.

UDP Policy IB9 states that new development would only be permitted where it would not lead to a concentration of uses which would prejudice the dominance of industry and business in the area, and would not cause residents of housing to suffer from unacceptable living conditions. The Policy also requires that the proposed development should be well designed and should not harm the quality of the environment such that other new industry and business would be discouraged, and it should also be adequately served by transport facilities.

However, it is the case that this UDP designation is no longer appropriate following the adoption of the Core Strategy Policy CS6. Policy CS6, which relates to Manufacturing in the City Centre - Transition Areas advises that, in parts of St Vincent's Area, manufacturing should not be allowed to expand where it would detract from the regeneration of the city centre.

The site falls within the St Vincent's Action Plan area. The Action Plan (adopted December 2004), provides an alternative 10 year vision for the area and is a material consideration when assessing planning applications. The Action Plan is an interim policy document until the adoption of the emerging Sheffield Development Framework (SDF). The Action Plan identifies the application site as falling within a new Business Area where business uses are preferred but housing is an acceptable use where it helps to deliver substantial office space, the rationale at the time being that St Vincent's is adjacent to the Cathedral Quarter and the Central Business District and therefore provides a natural route for expansion of business space.

Core Strategy Policy CS17, which relates to the city centre quarters, identifies St Vincent's as a mixed business, residential and educational area with links to the University of Sheffield and the legal and professional quarter. Given the type of uses proposed, which includes D1 teaching space, student living accommodation (a residential use, although a sui generis use) and B1 office accommodation, it is considered that such uses are acceptable in principle, in terms of this Policy. However, the latest version of the City Policies and Sites, approved by Cabinet in February 2013, proposes that the site is located within a Business Area, where employment uses will be encouraged through restricting residential uses to no more than 40% of the floorspace in the area. Currently, residential uses are below this 40% threshold, but the residential element of this scheme will take the proportion of residential uses in the area to approximately 50%, and thus, will be contrary to this draft Policy. In this instance, since this is draft Policy, limited weight will be given when considering this proposal.

On this basis, it is considered that the proposed development will accord with Core Strategy Policy and given the site's proximity to the University of Sheffield, using the site for student accommodation would be an appropriate use and as such, the proposed development is considered acceptable in land use terms.

Core Strategy Policy CS41 'Creating Mixed Communities' encourages the creation of mixed communities, which will be promoted by encouraging the development of housing to meet a range of needs including a mix of prices, sizes, types and tenures. Part (d) of the policy seeks to limit new or conversions to hostels, purpose-built student accommodation and Houses in Multiple Occupation where the community is already imbalanced by a concentration of such uses or where the development would create an imbalance.

In order to comply with Policy CS41, no more than 20% of residences within 200 metres of the application site should be shared housing. The concentration of shared properties is currently 50% and as such, the proposed development will further increase this figure. However, there are circumstances which should be taken account of when considering the proposal. The site is a development site, which has previously commenced on site, and has been abandoned for a number of years and therefore the redevelopment of this site is welcomed, particularly given its prominent location. The proposed student accommodation will relate directly to the education facility, thus providing a residential college facility and it will be located immediately adjacent to the north campus of the University of Sheffield, thus, providing an obvious and a sustainable location. Given the above, it is considered that the wider benefits of developing this site outweighs the disbenefits of not comply with this Policy.

Design and Conservation Issues

UDP Policy BE5 and Core Strategy Policy CS74 set out the design principles. Policy BE5 requires development to incorporate good design, the use of good quality materials and encourages original architecture. New buildings should complement the scale, form and architectural style of surrounding buildings and the design should take account of the natural and built features of the site.

Core Strategy Policy CS74 states that high quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the City, its districts and neighbourhoods, including (a) the topography; (b) views and vistas to landmarks and skylines into and out of the City Centre; (c) the townscape and landscape character of the city's districts, neighbourhoods and quarters, with their associated scale, layout and built form, building styles and materials; and (d) the distinctive heritage of the city. Development should also contribute to place-making and be of high quality, that promotes the city's transformation, and contribute towards creating attractive, sustainable and successful neighbourhoods.

The site falls within the Well Meadow Conservation Area and as the proposal seeks to convert and partially demolish a significant character building, it is relevant to note guidance set out in the National Planning Policy Framework (NPPF), dated March 2012.

Para 126 advises that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

Para 128 states that applicants should describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Para 131 advises Local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

UDP Policies BE15, BE16, and BE17 also apply. Such policies are principally concerned with preserving and enhancing the character and appearance of the Conservation Area and as such, a high standard of design is expected together with the use of traditional materials. UDP Policy BE15 does not permit development which would harm the character or appearance of Listed Buildings, Conservation Areas or Areas of Special Character. In particular, Policy BE16 states that those buildings which make a positive contribution to the character and appearance of the Conservation Area will be retained.

Members should be aware that pre-application discussions took place prior to the submission of these applications. During those discussions it was reiterated that the proposed development would only be acceptable subject to achieving a scheme which would reflect a scale and mass no greater than previously approved. Other design elements were discussed, with particular emphasis on the use of good quality materials. The retention of the former school building was also considered to be essential.

Phase One

The proposal comprises a number of blocks, which are arranged around the periphery of the site, fronting onto Broad Lane and Garden Street. The footprint, scale and massing of the proposed development is largely the same as the previously approved scheme (refer 07/01148/FUL), although with some changes to the height arrangement of buildings.

The blocks vary in height, ranging from 4 storeys up to 10/11 storeys. In general, the buildings graduate up Garden Street to reflect the topography and given the height of approx. 4/5 storeys high, with the uppermost floors being set back, they are to a scale, which is consistent with the existing frontage. The Broad Lane frontage generally reflects the topography, by stepping down in height towards the east, down Broad Lane. However, a larger building interrupts the step down, which provides a point of interest, on the approach from the top of Rockingham Street, to the south.

The Broad Lane frontage will comprise 3 main buildings; a teaching block to the western half, on the upper side of the site and 2 further buildings which will serve the residential element of the scheme.

The proposed teaching block will be 4-6 storeys in height, with a box style, zinc clad and glazed main entrance positioned towards the western corner, which will form part of the main building that has a zinc framed, grid like frontage with inset,

powder coated, aluminium framed glazing. The ground floor of the building will contain sections of vertical glazing within a grey/black brick exterior. A recessed brick and glazed column detail is proposed to the eastern edge of the frontage, which will provide a degree of separation between the teaching block and the residential blocks.

Two residential blocks are proposed on the eastern half of the Broad Lane, the frontage, both of which will be faced in red brick. The taller of the two buildings (referred to as the tower) will be up to 11 storeys high, whilst the smaller building will be 6-6 ½ storeys. Both the buildings will be faced in red brick and will contain substantial glazing in the form of regular punctuations within the façade, providing greater height glazing to the ground floor and various smaller openings above. Deeper reveal depths will be achieved to window openings around the edge of the front elevation and particularly to the top two floors, which will provide greater shadowing, and thus will ensure some visual interest and avoid the building appearing flat. Similar modelling will be introduced to the smaller residential block.

The Garden Street frontage, will comprise of a predominantly brick façade, in keeping with the neighbouring buildings and will be broken up by vertical areas of zinc detailing and glazing, which will reduce the expanse and so reflect the domestic scale and existing rhythm of plot widths. Repetitive punctuations within the elevation have been introduced in the form of regular window openings, to reflect the same language as other buildings within the locality. Roofs will be flat, and given the land gradient, this detail gives a greater emphasis to the graduating effect of the blocks. The uppermost floors will be set back and randomly located, coloured panels will be introduced. A limited number of external balconies are proposed and two single-storey projections of contrasting dark brick set against a zinc façade will provide additional visual interest. The development along Garden Street is considered to be in scale with the existing built form and will not overshadow the Listed Buildings. Furthermore, the scale of development is primarily the same as previously approved schemes, and therefore considered acceptable in principle.

The inner elevations (facing into the courtyard) will comprise white brickwork to the residential blocks (and part of the teaching block), with a regular window pattern to each elevation. The windows, which will serve individual bedrooms and shared living space (kitchen/dining facilities), will be generous in size and vertically orientated. Part of the rear elevation to the teaching block facing into the courtyard will be faced in zinc, to ensure some consistency of materials to that building and provide some visual breaks to the north facing courtyard elevations, which will form the backdrop to the Garden Street frontage. The end elevations proposed to the east and west will be appropriately treated with matching brick or zinc, consistent with the remainder of those buildings.

The rear elevation of Block A (which is located on the lower part of the site) will project further to abut up to the rear elevation of the school building. The building will be approx. 4 storeys high and will incorporate a flat roof, which will be to a height consistent with the ridge height of the school building. The proportions of the projecting element are considered to be appropriate and relevant to the scale of the school building. The building will be set back within the set, such that it will

not be wholly visible from Garden Street and will be seen in the context of the larger building that fronts onto Broad Lane. The external finish to this element of the building has not been resolved but is envisaged to be a lighter weight structure, glazing being the obvious choice. A condition will be imposed requiring details to be submitted.

Given the configuration of the buildings proposed, a courtyard will be provided along the centre of the site, which will serve to provide amenity space for future residents and users of the teaching block. The courtyard will not benefit from a high degree of natural sunlight, and as such, it is proposed to provide an area, which is predominantly hard-surfaced, and to ensure a safe environment and in the interests of providing a good quality environment which will be well utilised, it is recommended to introduce minimal, low maintenance planting, which will help soften the development. The topography of the site will necessitate the requirement for ramps to be constructed within the space, in order to provide adequate access between the buildings. Conditions will be imposed requiring details to be submitted to ensure they are appropriately designed.

On the western edge of the site is a retaining wall, which supports the adjacent Georgian building, and was built during the construction phase of the previously approved scheme, owing to structural concerns. Along the edge of this boundary will be a gated pedestrian route, which will vary in width, between 3 and 6 metres that will be hard-surfaced and extend back to the enclosed courtyard. The route will primarily serve to provide an escape route in times of emergency.

The scheme is considered acceptable in terms of its design. The scale and massing of the development is appropriate and responds positively to the topography of the site, with the use of natural materials and materials which give the buildings a more robust appearance, bearing in mind the historic industrial background of this part of the City. Amendments have been made to address the external elevations to the buildings and the level of modelling has been improved and conditions will be imposed to ensure that generous window reveal depths and appropriate articulation is achieved, which will result in a higher quality build.

Phase Two

The proposal seeks to retain and refurbish the former school building, 'St Luke's', numbered 29-31 Garden Street. The preservation of this building is welcomed, since it has been identified as being a character building, which contributes to the character of the Conservation Area.

The building, which was formerly a church school, dates back to approximately the 1870s. The building was converted to a works c1940 but retains substantial historic external features. The frontage will remain relatively unchanged whilst to the rear, it is proposed that a modern two-storey extension be partially demolished. The principle of demolition is considered acceptable in this case, as the existing extension is not worthy of any architectural merit and does not form part of the original building. Its loss will not only improve the appearance of the original building but will also benefit the wider scheme, by releasing additional space to the rear, to provide a courtyard. The remaining extension will be made good, new

windows will be introduced, which will be sympathetic to original building and a pitched roof will be constructed above.

The building is 'T' shaped and immediately to the rear of the building on either side of the projecting elevation, will be courtyards. The courtyards will serve to provide amenity space in connection with the proposed office development. An external storage bin enclosure will be provided within the space and railings will be erected to the rear boundaries to provide some degree of separation between each phase.

Such works represent an improvement on the existing, and subject to appropriate conditions, will ensure that the integrity of the building is preserved.

Sustainability

Core Strategy Policy CS64, which relates to climate change, resources and sustainable design of developments, requires that all new buildings and conversions of existing buildings be designed to reduce emissions of greenhouse gases and function in a changing climate. Of particular relevance are section(a) which requires all developments to achieve a high standard of energy efficiency; and (b) make the best use of solar energy, passive heating and cooling, natural light and natural ventilation. All conversions of existing buildings must also be designed to use resources sustainably, including minimising water consumption and maximising water re-cycling; re-using existing buildings where possible; designing buildings flexibly to allow a variety of possible future uses; using sustainable materials wherever possible; and minimising waste, promoting recycling, during construction and occupation. To satisfy this policy, all new developments of 5 or more dwellings should achieve Code for Sustainable Homes Level 3 as a minimum and all non-residential developments over 500 sq metres should achieve a BREEAM rating of Very Good.

Core Strategy Policy CS65, which relates to renewable energy and carbon reduction, requires that all significant developments (that being new developments of 5 dwellings or more) should provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy; and generate further renewable or low carbon energy or design appropriately in order to achieve a 20% reduction on the development's predicted carbon dioxide emissions.

A Sustainability Statement and an Energy Statement have been submitted, which indicate that a number of design features and energy efficiency measures will be introduced. It is predicted that the building will achieve a BREEAM rating of 'Very Good', and thus will comply with Policy CS64. It has also been confirmed that brown roofs will be provided to buildings fronting onto Garden Street.

In respect of meeting the 10% of predicted energy needs from decentralised and renewable or low carbon energy, it is suggested that CHP (combined heat and power) technology is the most effective solution for the residential element and air source heat pumps to meet the demands of the teaching facility. It is anticipated that such measures will provide approx. 39% of the development's total energy needs, and as such, will accord with the requirements of Policy CS65.

To secure the delivery of the above requirements, conditions will be imposed.

Amenity Issues

UDP Policy IB9 states that new development would only be permitted provided that satisfactory living conditions can be achieved. UDP Policy H5 (b) requires that the living conditions provided must be satisfactory for occupants of the accommodation.

The proposal will provide 53 cluster apartments of between 4 and 6 bedrooms, each to be served with an ancillary kitchen/dining room. The layout of the clusters is fairly typical. A generous sized window will provide natural daylight to all rooms, although owing to the orientation and position of the proposed buildings, it is inevitable that some degree of overshadowing and overdominance will occur. The distance between the rear elevations of the main Broad Lane buildings and the rear elevations of the Garden Street residential units will vary between 10 metres and 11.6 metres. The habitable rooms, which face into the courtyard, particularly those on the lower floors and on the lower part of the site will receive less light than upper floor rooms. A daylight analysis has been carried out, which confirms that a number of rooms will not achieve the amount of light, as desired, however, it has been demonstrated that the proposed development will receive more direct sunlight and for a longer period of time than the previously approved scheme. Whilst not ideal, given that such accommodation will be occupied by transient residents, and the fact that they will not be occupied for extended periods of time as students will be attending lectures etc, it is not considered that this will have a detrimental impact on the living conditions of future occupants. Furthermore, given the site's city centre location, it is not expected that the same level of amenity is achieved as elsewhere.

The site is located in an area that is predominantly occupied by industrial premises and as such there is a potential risk of noise and disturbance for future occupiers of both office and residential accommodation. An acoustic assessment has been carried out, which identifies road traffic as the major noise source. The report recommends a number of mitigation measures relating to the building fabric and installing appropriate acoustic glazing and vents.

The development proposes to introduce a café facility for the students, fronting onto Broad Lane, which will require some form of fume extraction system. The café is intended to provide a simple menu and will be relatively low key and thus it is envisaged that the fume extraction system will not be extensive. However, to ensure there is no potential for noise or odour nuisance, a condition will be imposed requiring details to be submitted and approved.

The Environmental Protection Officer has no objection to the proposal and recommends a number of conditions, which will ensure that appropriate acoustic measures are implemented and that no additional noise or odour nuisance will occur from any future plant and equipment.

The bed spaces will be provided with adequate outlook, with no significant amount of overlooking resulting from the development. Although some overlooking will

occur as a result of the teaching facility, this will generally be during the day when students are attending lectures in any case. The introduction of obscure glazing is likely to alleviate any overlooking which may occur from the proposed offices. There are a limited number of bed spaces situated on the ground floor fronting onto Garden Street, where there is potential for overlooking to occur from properties opposite and pedestrians. However, this can be easily mitigated against through the provision of a privacy screen.

To the west of the site is a building in multiple occupation that contains a number of windows, which face directly onto the site. Two of these windows appear to serve habitable rooms and therefore will be subject to some degree of overshadowing. The elevation in which they are positioned, is set back from the site boundary by approx. 3 metres and given that there will be a pedestrian route extending along this frontage, which will widen to approx. 7 metres, there will be a separation distance of 10 metres, which represents a shortfall of just 2 metres as advised in SPG. On this basis, it is not considered that the development will have a detrimental impact on the residents of that property. Furthermore, bearing this in mind and the type of occupation it provides and the fact that this is a city centre location, adjacent to what has been a potential development site for a number of years, it is not considered that this should prejudice the development.

Bin Storage Facilities

Adequate bin storage facilities are provided for both Phase 1 and Phase 2 of the development.

Highway Issues

Policy T25 aims to regulate car parking to ensure on-street parking problems are not worsened and as such states that on-street parking will be restricted as necessary; and encourages land owners to provide suitable off-street parking within their curtilage, wherever possible.

The proposed development does not raise any serious highway concerns. The proposal will provide a total of 33 undercroft car parking spaces, with 4 of those being designated as disabled. The level of car parking accommodation is considered acceptable, given its city centre location and the opportunities for alternative modes of travel available. Provision will be made for cycle parking within the basement of the building.

Any approval of planning permission would be subject to additional conditions relating to servicing of the development, how the disabled parking spaces will be allocated, cycle parking provision and improvements to the footway to be carried out, which will involve surfacing and lighting to both Garden Street and Broad Lane. A financial contribution of £17,646 towards footway route enhancements will be secured by a Legal Agreement.

Mobility/Access Issues

UDP Policy H7 encourages the provision of a proportion of mobility housing in all new or refurbished housing. Guidance laid down in the BS8300, 2010 document 'Design of buildings and their approaches to meet the needs of disabled people - code of practice' advises that 5% of new accommodation be fitted with a fixed tracked-hoist system or equivalent, 5% without a fixed hoist system and 5% capable of being adapted to accessibility standards in the future.

The proposed scheme will provide 15 disabled bedrooms, which relates to approximately 5.2% of the total bed spaces provided. 1% (3 bed spaces) of the total bed spaces will be fitted out to full mobility standard and the remaining units will be capable of being adapted to accessible standard. Each of the full mobility units will be provided with a disabled parking space and a visitor space will also be made available. Lift access is available to all accommodation and level thresholds will be provided throughout the development.

In this regard, it is considered that a reasonable and pragmatic approach has been taken and as such, the proposal is considered acceptable and will accord with UDP Policy H7.

Affordable Housing

Core Strategy Policy CS40 requires developers of all new housing developments to contribute towards the provision of affordable housing where this is practicable and financially viable. Discussions are currently taking place with the District Valuation Office and the applicant as to whether a financial contribution is required in lieu of not providing any on site. As this is still unresolved, the outcome will be reported to Members in a forthcoming Supplementary Report.

Drainage

A condition will be imposed requiring a 30% reduction in surface water runoff compared with the existing peak flow to reduce the risk of surface water flooding in line with current best practice.

Ecology

The development will incorporate a number of brown roofs, which will encourage biodiversity and will reduce the amount of surface water runoff.

A Habitat Survey has been conducted and recommendations have been put forward, which includes recommendations. It has been recommended that bird boxes be provided and in the event that works have not commenced on site by January 2014, another bat survey be undertaken. Such recommendations are considered acceptable and conditions will be imposed to secure that such measures are implemented.

Public Art

UDP Policy BE12 seeks to encourage the provision of public art as part of the design of major developments. The site occupies a prominent position on Broad Lane, and will benefit from this opportunity to enhance the local environment. The applicants have confirmed that this is acceptable and this will be dealt with either by condition or as a financial contribution as part of the Legal Agreement.

Open Space Contribution

In accordance with Policy H16 of the UDP, the developer is required to make a contribution towards the provision of open space, in lieu of direct open space provision. This is calculated on figures taken from the City Centre Living Strategy, which recognises that there is a shortfall of open space in the city centre. The City Centre Breathing Spaces Strategy builds on this guidance and provides a clear vision on how the Council will improve and expand the City centre open spaces, identifying specific projects that the contributions will be spent on.

A Unilateral Undertaking under Section 106 of the Town and Country Planning Act, 1990, will be required to secure a contribution. In this case the contribution amounts to £216,380.

RESPONSE TO REPRESENTATIONS

In response to the letter of representation sent by the University of Sheffield, the developer has responded formally in writing to address their concerns. The issues raised are not planning issues.

The agents have met with Sheffield Windows on a number of occasions and discussed the issues raised. Amended drawings have been produced, which accurately plot the built form on the site and the surroundings based on an updated topographic survey.

In respect of an air raid shelter a survey has been carried out and discussions taken place between the applicant and Sheffield Windows and any remedial works required will be carried out during construction. Furthermore, this is a Party Wall issue.

Overshadowing of Sheffield Windows Centre - This is acknowledged but as the site does not relate to a sensitive use, it is not considered unacceptable.

Overlooking - Windows are proposed in the side elevation of the tower block, which is set back from the site. Given the position of the windows, any overlooking will occur at a great height, and as such it is not considered that occupants of the adjacent site will be adversely affected.

Pedestrian route - no formal pedestrian route will be provided along the east boundary.

Encroachment - none of the buildings proposed will over hang onto the adjacent land.

Amended drawings - The submitted drawings are correct and visual street scenes showing adjacent buildings will be submitted.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial development in the St Vincent's quarter of the City. The site has been vacant for a number of years and its redevelopment will provide wider regeneration benefits to the area. The re-use of the vacant school building is particularly welcomed. In land use terms, the proposal will accord with current Core Strategy Policies CS6 and CS17. Although contrary to Policy CS41 it is considered that the benefits of developing this site outweigh the disbenefits of not providing a wider mix of housing.

The design of the proposed development is considered acceptable in terms of siting, scale, massing, form and detail. The design of this group of buildings relates well with the street and general topography and will serve to provide an interesting frontage and encourage activity on Broad Lane. The Garden Street frontage reflects the domestic scale of development within the Conservation Area and will not detract from the appearance and setting of neighbouring Listed Buildings.

The proposal will provide satisfactory living conditions for future students. Occupiers of adjacent properties will not be adversely affected by the proposed development.

There are no significant highway implications arising from the proposed development.

For the reasons set out above, the proposed development is considered acceptable and will accord with Unitary Development Plan Policies, H5, H7, H16, IB9, BE5, BE12, BE15, BE16, and BE17, Core Strategy Policies CS6, CS17, CS40, CS41, CS64, CS65 and CS74, and the National Planning Policy Framework (NPPF), March 2012. The application is therefore recommended for approval subject to the completion of a legal agreement.

HEADS OF TERMS

Discussions are still taking place with the District Valuation Office and the applicant in respect of the viability of the scheme, which will affect the overall financial contributions to be secured. The outcome of these discussions will determine the level of contributions paid, and thus, will be reported to Members in a Supplementary Report.

Case Number	13/00577/CAC (Formerly PP-02365732)
Application Type	Conservation Area Consent Application
Proposal	Demolition of modern extensions attached to 29 - 31 Garden Street (former St Luke's School building)
Location	Site At 29 To 65 Garden Street Sheffield S1 4BJ
Date Received	22/02/2013
Team	City Centre and East
Applicant/Agent	DLP Planning Ltd
Recommendation	Grant Conditionally

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

- 2 The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

To ensure that premature demolition does not take place and result in an undeveloped site, some time before rebuilding, which would be detrimental to the visual character of the locality.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the National Planning Policy Framework (NPPF) (March 2012), Sheffield Development Framework and the Unitary Development Plan set out below:

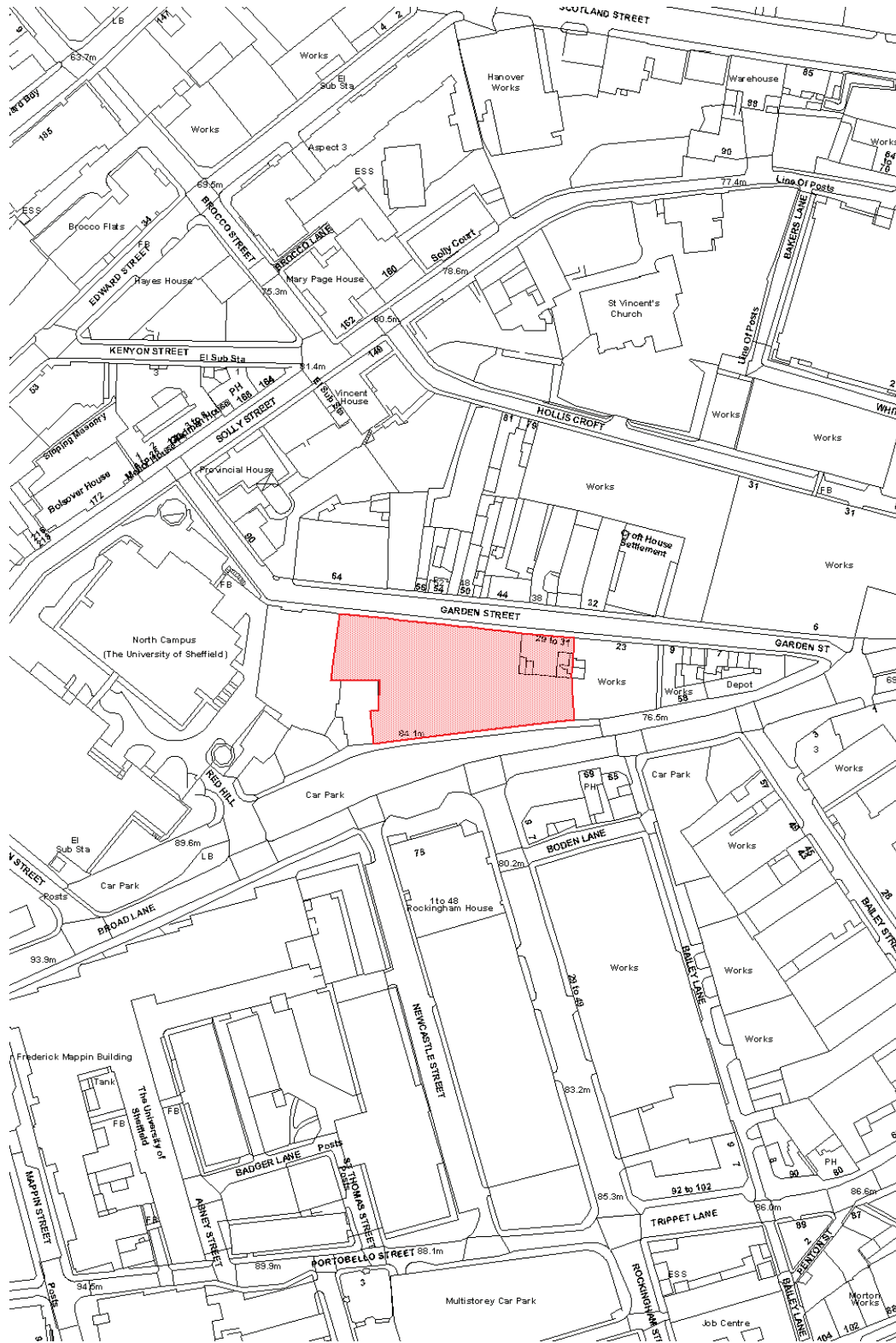
BE15 - Areas and Buildings of Special Architectural and Historic Interest
BE16 - Development in Conservation Areas

Overall it is considered that the development complies with the relevant policies and proposals in the development plan, and would not give rise to any unacceptable consequences to the environment, community or other public interests of acknowledged importance.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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For report see 13/00576/FUL

Case Number	13/00638/FUL (Formerly PP-02482077)
Application Type	Full Planning Application
Proposal	Erection of 88 dwellings with associated car parking accommodation and landscaping works
Location	Land Between Wybourn House Road, Maltravers Place, Cricket Inn Road And Cricket Inn Crescent Sheffield S2 5AU
Date Received	27/02/2013
Team	City Centre and East
Applicant/Agent	DK-Architects
Recommendation	GRA GC subject to Legal Agreement

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 2 The development must be carried out in complete accordance with the following approved documents:

1040 P_01 - SITE LOCATION PLAN - Rev. *
1040 P_02 - EXISTING SITE PLAN - Rev. *
1040 P_03 - TREE REMOVAL PLAN - Rev. *
1040 P_04 - PROPOSED SITE PLAN (amended) - Rev. B
1040 P_05 - DETAILED AREA - SHEET 01 (amended) - Rev. A
1040 P_06 - DETAILED AREA - SHEET 02 (amended) - Rev. A
1040 P_07 - PROPOSED STREET SCENES - Rev. *
1040 P_08 - PROPOSED HOUSE TYPES - SHEET 01 (amended) - Rev. A
1040 P_09 - PROPOSED HOUSE TYPES - SHEET 02 (amended) - Rev. A
1040 P_10 - PROPOSED HOUSE TYPES - SHEET 03 (amended) - Rev. A
1040 P_11 - PROPOSED HOUSE TYPES - SHEET 04 (amended) - Rev. A

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Final details, including samples, of the proposed material/s for each element of the scheme shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 4 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

- 5 Large scale details, including materials and finishes, at a minimum of scale 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows
Window reveals
Doors
Eaves and verges
External wall construction
Brickwork detailing
Balconies
Entrance canopies
Roof

Ridge & valleys
Rainwater goods
Boundary treatments
Photovoltaic panels
Street Furniture - including bollards, seats etc.

Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 6 A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority prior to the commencement of the building works and shall be retained for verification purposes until the completion of such works.

In order to ensure an appropriate quality of development.

- 7 Before the first dwelling is constructed on site, final details of all means of site boundary treatments (including in curtilage boundary treatments) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

In order to ensure an appropriate quality of development.

- 8 Before the first dwelling is constructed on site, confirmation that a minimum of 10% of the predicted energy needs of the completed development will be obtained from photovoltaic panels or solar hot water systems, as stipulated in the submitted documents, or a report identifying an alternative method of achieving this % from other decentralised and renewable or low carbon energy, shall be submitted to and approved in writing by the Local Planning Authority. The agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources or additional energy efficiency measures shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

- 9 As confirmed by the submission, the dwellings hereby approved shall be constructed to achieve a minimum standard of Code Level for Sustainable

Homes Level 3 and before any dwelling is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that Code Level 3 has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

- 10 A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

In the interests of the visual amenities of the locality.

- 11 Notwithstanding the details on the approved plans, all tree planted on the site's Cricket Inn Road frontage shall be at least semi-mature in age and specification.

In the interests of the visual amenities of the locality.

- 12 The soft landscaped areas shall be managed and maintained for a period of 5 years from the date of implementation and any plant failures within that period shall be replaced in accordance with the approved details.

In the interests of the visual amenities of the locality.

- 13 The development shall be carried out in complete accordance with the recommendations of the Ecological Assessment Report by Indigo Surveys (Ref. 13824/E1) (20/02/2013).

In the interests of the ecological amenity of the site.

- 14 Prior to the first dwelling on site being occupied, or an alternative timescale to be agreed in writing by the Local Planning Authority, final details of the position and design of 5 bat boxes and 5 bird boxes to be provided around the site shall have been submitted to and approved in writing. Thereafter, the provision of these boxes shall be carried out in accordance with the approved details.

In the interests of the ecological amenity of the site.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations which materially affect the external appearance of the dwellings shall be constructed without prior planning permission being obtained from the Local Planning Authority.

To ensure that the architectural character and appearance of the development is retained and there is no visual intrusion which would be detrimental to the visual appearance of the site or the amenities of the locality.

- 16 The dwellings shall not be occupied unless the car parking accommodation as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

- 17 The gradient of shared pedestrian/vehicular access shall not exceed 1:12 unless otherwise approved by the Local Planning Authority.

In the interests of the safety of road users.

- 18 The dwellings shall not be used unless all redundant accesses have been permanently stopped up and reinstated to kerb and footway and means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

In the interests of highway safety and the amenities of the locality.

- 19 No demolition and / or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

In the interests of highway safety and the amenities of the locality.

- 20 The dwellings shall not be used unless that part of the road providing access thereto has been provided in accordance with the approved plans.

In the interests of the safety of road users.

- 21 Within 3 months of any start on site, the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below shall have either;

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the dwellings are brought into use.

Highway Improvements:

- 1) The footway adjacent to and for the entire frontage of the site shall be excavated and reconstructed including replacing existing kerbs wherever deemed necessary by the Highways Authority.
- 2) The carriageway adjacent to the site for the entire length of Maltravers Place and the entire frontage of the development along Wybourn House Road should be excavated and reconstructed to comply with Sheffield City Council specifications.
- 3) A zebra crossing along with ancillary works shall be installed on Cricket Inn Road as directed by the Highway Authority to comply with DFT guidelines and Sheffield City Council specifications as directed by the Local Planning Authority.

To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development.

- 22 Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of highway safety and the amenities of the locality.

- 23 Within 3 months of any start on site, or an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

- Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
- A package of measures to encourage and facilitate less car dependent living; and,
- A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
- Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority.
- Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

- 24 No dwelling shall be occupied until the improvements (which expression shall include public transport infrastructure) to the items listed below have either;
- a) been carried out; or
 - b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into with South Yorkshire Passenger Transport Executive (SYPTTE) which will secure that such improvement works will be carried out before the first property is occupied.

Public Transport Infrastructure Improvements:

The upgrade of the nearest inbound bus stop to the site (stop number 370025086) to a specification to be confirmed by SYPTTE.

In the interests of improving public transport infrastructure and promoting more sustainable forms of transport.

- 25 The surface water discharge from the site shall be subject to a reduction of at least 30% compared to the existing peak flow. This should be achieved by sustainable drainage methods where feasible. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 l/s/Ha shall be required. Prior to any drainage works occurring on site, detailed proposals for surface water disposal, including calculations to demonstrate the reduction, shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

In order to mitigate against the risk of flooding.

- 26 Surface water and foul drainage on and off site shall drain to separate systems.

To ensure satisfactory drainage arrangements.

- 27 Unless otherwise approved in writing by the Local Planning Authority, no construction works shall take place on the site until measures to divert or otherwise formally close the sewers that are laid within the site have been implemented in accordance with details that have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

To ensure satisfactory drainage arrangements.

- 28 Prior to any drainage works occurring on site, details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

To ensure satisfactory drainage arrangements.

- 29 No piped discharge of surface water from the application site shall take place until surface water drainage works including off-site works have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

To ensure satisfactory drainage arrangements.

- 30 No dwellings shall be occupied or brought into use prior to completion of the approved foul drainage works.

To ensure satisfactory drainage arrangements.

- 31 The mobility housing units hereby approved shall not be occupied unless the access and facilities for people with disabilities shown on the plans have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

To ensure ease of access and facilities for disabled persons at all times.

- 32 Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

In order to ensure that any contamination of the land is properly dealt with.

- 33 Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 34 All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the

approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (Tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

In order to ensure that any contamination of the land is properly dealt with.

- 35 Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development or any part thereof shall not be brought in to use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

In order to ensure that any contamination of the land is properly dealt with.

- 36 The residential accommodation hereby permitted shall not be occupied unless the approved scheme of sound attenuation works has been installed in full. Such scheme of works shall:

a) Be based on the findings of REC Noise Impact Assessment (Ref: 90213, Dated: 26/03/13).

b) Be capable of achieving the following noise levels;

Bedrooms: LAeq (15 min) 30 dB - (23:00 to 07:00),

Living Rooms: LAeq (15 min) 40 dB - (07:00 to 23:00),

c) The scheme shall include:

i) glazing of a minimum acoustic performance RTRA 34dB for all habitable rooms;

ii) a system of alternatively acoustically treated ventilation at residential properties facing Cricket Inn Road, as detailed in the Noise Impact Assessment (Ref: 90213, Dated: 26/03/13),

iii) the use of acoustic screening in order to control noise levels within external areas, as detailed in the Noise Impact Assessment (Ref: 90213, Dated: 26/03/13).

Once installed, the approved scheme of sound attenuation works shall thereafter be retained and maintained in accordance with the approved details.

In the interests of the amenities of the future occupiers of the building.

37 Before the use of the development is commenced, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:

- a) Be carried out in accordance with an approved method statement,
- b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

In order to protect the health and safety of future occupiers and users of the site.

38 No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the front elevations of the dwellings unless full details thereof have first been submitted to and approved in writing by the Local Planning Authority.

In the interests of the amenities of the locality and occupiers of adjoining property.

39 Within 3 months of any start on site, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development unless otherwise authorised in writing by the Local Planning Authority.

In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

LR3 - Development in Business: Institution: Leisure Areas

BE5 - Building Design and Siting

BE6 - Landscape Design

BE15 - Areas and Buildings of Special Architectural or Historic Interest

GE23 - Air Pollution

BE12 - Public Art
GE11 - Nature Conservation and Development
GE15 - Trees and Woodland
H7 - Mobility Housing
CF5 - Community Benefits
H15 - Design of New Housing Developments
H16 - Open Space in New Housing Developments
CS22 - Scale of the Requirement for New Housing
CS23 - Locations for New Housing
CS24 - Maximising the Use of Previously Developed Land for Housing
CS25 - Priorities for Releasing Land for New Housing
CS26 - Efficient Use of Housing Land and Accessibility
CS40 - Affordable Housing
CS45 - Quality and Accessibility of Open Space
CS46 - Quantity of Open Space
CS54 - Pedestrian Routes
CS53 - Management of Demand for Travel
CS64 - Climate Change, Resources and Sustainable Design of
Developments
CS65 - Renewable Energy and Carbon Reduction
CS66 - Air Quality
CS67 - Flood Risk Management
CS74 - Design Principles

The proposed development will provide 88 new dwellings on a prominent vacant site situated on the immediate outskirts of the City Centre. The current proposals are considered to have an acceptable and contemporary architectural style and will provide affordable social housing and 25% of the overall provision will be built to mobility housing standards. Furthermore, all of the properties will achieve Code for Sustainable Homes Level 3 and the site overall will achieve 10% of its energy needs from renewable energy as well as a 30% reduction in surface water run-off.

The scheme is not considered to have a detrimental impact on the setting of the existing Wybourn neighbourhood and it is considered that the implications for existing residents in terms of overlooking, overshadowing etc. will be minimal owing to their relationship with the application site.

There are considered to be no significant highway implications generated by the proposal and the air quality impact will be negligible. Furthermore, the site is considered to have a very sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees is unfortunate but it is considered that the inclusion of trees and new landscaped spaces as part of the redevelopment proposals will represent suitable replacements. The response to the ecology on site is considered to be acceptable and the inclusion of a commitment by the Applicant to provide public art as part of the development is welcomed.

In amenity terms, it is considered necessary to acknowledge that the site is on the very edge of a major city centre and, therefore, the environment for the residential occupiers at this site will reflect this. Occupiers will not be able to expect suburban living standards - both in terms of privacy distances between properties (because of site restrictions) and external environment (because of noise levels - such as traffic noise). However, this circumstance is considered to be no worse than other city centre environments - or indeed - the existing residential properties in Wybourn.

The shortfall in S106 financial contributions relating to education provision and open space is regrettable and a negative aspect of the development. However, it is acknowledged that balance has been struck to ensure the viability of the scheme and to maintain its design quality, particularly in light of the level of affordable housing that is to be provided on site.

Overall, it is believed that the benefits generated by this proposal outweigh the shortfalls identified and it is concluded that it will make a positive contribution to the site and the surrounding area. However, a balance has been struck to ensure the viability of the scheme and to maintain its design quality, particularly in light of the scale of development and level of affordable housing that is to be provided on site, which has been prioritised in this case.

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact Mr S A Turner on Sheffield (0114) 2734383.

2. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980, and dealt with by:

Development Services
Howden House
1 Union Street
Sheffield S1 2SH

For access crossing approval you should contact the Highway Development Control Section of Sheffield City Council on Sheffield (0114) 2736136, quoting your planning permission reference number.

3. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received a signed consent under the Highways Act 1980. An administration/inspection fee will be payable and a Bond required as part of the consent.

You should apply for a consent to: -

Highways Adoption Group
Development Services
Sheffield City Council
Howden House, 1 Union Street
Sheffield
S1 2SH

For the attention of Mr S Turner
Tel: (0114) 27 34383

4. You are required as part of this development, to carry out works within the public highway: As part of the requirements of the New Roads and Street Works Act 1991 (Section 54), 3rd edition of the Code of Practice 2007, you must give at least three months written notice to the Council, informing us of the date and extent of works you propose to undertake.

The notice should be sent to:-

Sheffield City Council
2-10 Carbrook Hall Road
Sheffield
S9 2DB

For the attention of Mr P Vickers

Please note failure to give the appropriate notice may lead to a fixed penalty notice being issued and any works on the highway being suspended.

5. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114

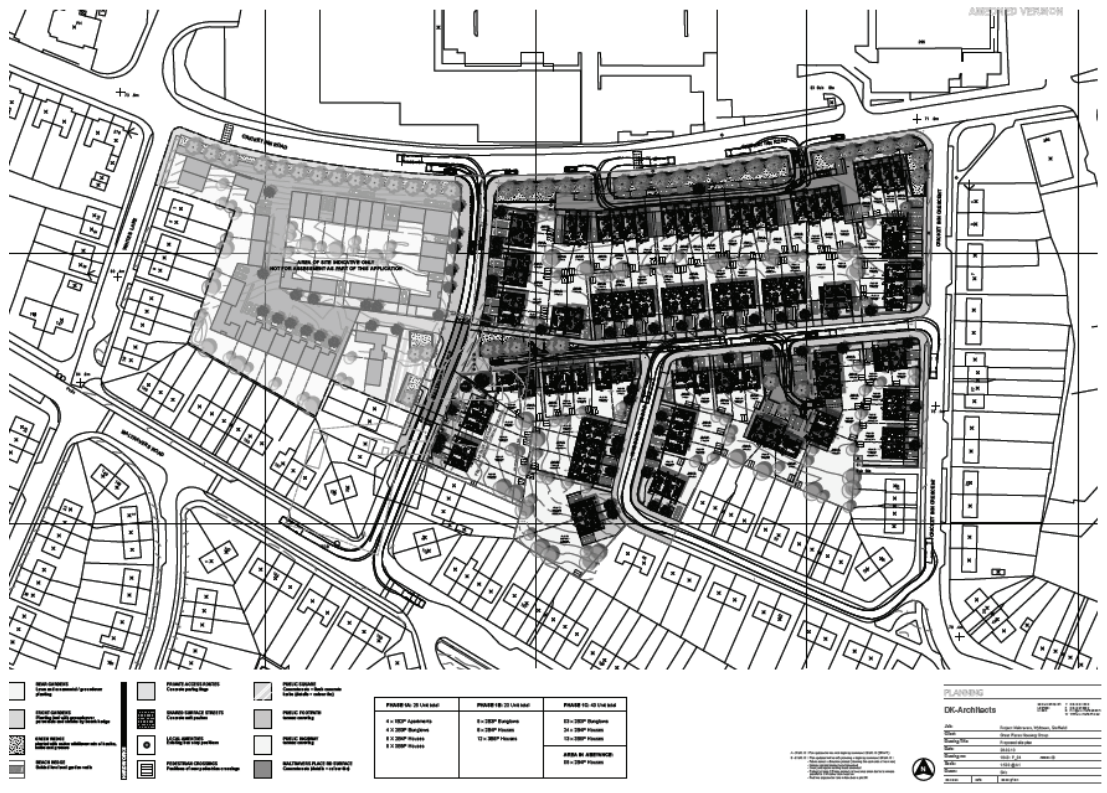
2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

6. Before the development is commenced, a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which agreed in writing with the Local Planning Authority. Any deterioration in the condition of the highway attributable to the construction works shall be rectified in accordance with a scheme of work to be agreed with the Local Planning Authority.
7. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0800 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from the Environmental Protection Service, 2-10 Carbrook Hall Road, Sheffield, S9 2DB: Tel - 0114 2734651.
8. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document "Guidance Notes for the Reduction of Obtrusive Light (GN01: 2011)". This is to prevent obtrusive light causing disamenity to neighbours. The Guidance Notes are available for download from the Institution of Lighting Professionals' website, or telephone (01788) 576492.
9. The applicant is advised that responsibility for the safe development and occupancy of the site rests with the developer. The Local Planning Authority has evaluated the risk assessment and remediation scheme on the basis of the information available to it, but there may be contamination within the land, which has not been discovered by the survey/assessment.
10. The developer is advised that in the event that any un-natural ground or unexpected contamination is encountered at any stage of the development process, the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority.
11. Plant and equipment shall be designed to ensure noise levels do not exceed 10dBA (LA90) below background noise levels when measured at the site boundary.

12. The applicant is advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Sheffield Biological Records Centre. This will assist in a key principle of the National Planning Policy Framework that planning policies and decisions should be based on up-to date information about the natural environment and other characteristics of the area by building up the data base of up-to-date ecological information and this will help in future decision making.

13. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.



LOCATION AND PROPOSAL

Planning permission is sought to construct a modern residential development comprising of 88no. one, two and three bedroom dwellings with associated car parking and landscaping works.

The application site is located on the southern side of Cricket Inn Road on the edge of the residential area positioned to the east of the City Centre. It is a parcel of land contained by Cricket Inn Road, Cricket Inn Crescent and Maltravers Place.

The site is currently empty, having previously been occupied by Council housing stock, which was demolished a number of years ago because it was deteriorating. The site is currently owned by Sheffield City Council but it is proposed to sell the land to the Applicant - Great Places - who intend to invest in the site and construct the proposed development (with grant funding from The Homes and Communities Agency) to help regenerate the site and Wybourn as well as helping to meet the City's housing need.

The site currently appears to be a plot of open grassland, which slopes downwards towards Cricket Inn Road - shallow near to Cricket Inn Road and steeper to the south towards Maltravers Road. In terms of existing characteristics, there is a bund of grassed open space (made up of demolition waste) with existing trees to the frontage on Cricket Inn Road, and Wybourn House Road runs through the site.

The application site forms part of a larger site which has a similar character and has also been identified by the Council for future redevelopment and regeneration. To the direct north, beyond Cricket Inn Road, is a retail park (including Bingo Hall) and beyond this is the Sheffield Parkway dual carriageway (A57). The site is visible from these locations and vice-versa. To the south, east and west of the site is existing housing stock.

The Wybourn neighbourhood is modelled on garden suburb principles and built incrementally in the 1930s. Existing properties vary between semi-detached and terraced houses, which are predominantly constructed from red brick and have hipped roofs. The Applicant, Great Places Housing Group, already owns housing stock in Wybourn and has been working with residents and the Council to try and upgrade/regenerate the area.

RELEVANT PLANNING HISTORY

There is no relevant planning history associated with the application site.

SUMMARY OF REPRESENTATIONS

In accordance with statutory requirements, this application has been advertised by site notices, press advert and neighbour notification letters.

Additionally, the Applicant has advised that they have undertaken their own community consultation with local residents - on three separate occasions in three different locations - prior to the submission of this application.

In total, two representations have been received in relation to the proposed development. These are objections to the proposal and state:

1. The building of more houses in this area will increase the crime in this area, with the type of tenants that Great Places attracts. Can Great Places ensure that crime and antisocial behaviour will not go up? I am an old man and I fear for my safety. Also my house will be overlooked.
2. The whole view at the back of our house will disappear.

Sheffield Sustainable Development and Design Panel

The SSDDP's comments

The scheme was presented to the SSDDP on the 17th January 2013. The Applicant's Design Team presented two iterations of proposed development at this location - 1) being the original proposal development by the Design Team, and 2) being an alternative layout suggested by Officers. In response, the Panel felt that the original scheme should be progressed as it represented a clearer response to the scheme's brief.

The key principles born out of the Panel's review related to:

1. Approach - The Panel agreed that a fundamental design should deliver a strong edge and positive relationship with Cricket Inn Road. It was considered that the original proposed design presented the greatest opportunity to achieve this environment. There was also support for this design because it had the opportunity to create some meaningful spaces and positive connections that would assist the community to take ownership of the area.

2. Routes & Access Strategy - The Panel welcomed the work undertaken and the increased physical permeability proposed through and into the centre of Wybourn.

3. Parking - The parking strategy needed some further attention in terms of both its treatment and also number required. The Panel considered that 2 car spaces per property was inherently inflexible and suggested that there was merit in considering an unallocated approach that was more capable of accounting for variations in car ownership.

4. Architecture - The Panel considered that the architecture meets the brief of changing the face of the estate, creating new architecture whilst being sympathetic to the existing houses. The importance of details - the type of brick, colour of mortar and reveals - was highlighted to ensure a successful scheme was delivered.

5. Sustainability - Whilst the intention to achieve sustainable measures was supported, the Panel was of the view that the proposals needed to consider the integration of other elements, such as SUDS to realise a successful scheme.

PLANNING ASSESSMENT

1. Land Use Issues

Local Policy

The relevant local policy documents are the adopted Unitary Development Plan (UDP, 1998) and the Sheffield Development Framework (SDF) Core Strategy document (2008). The Core Strategy is the more up-to-date document and provides the overall spatial strategy for the SDF over the period 2009 to 2026.

The UDP designates the land within the application site as predominantly a Housing Area with two small spaces allocated as Open Space - comprising land on the site frontage adjacent to Cricket Inn Road and as a small piece of land to the rear of the existing properties on Cricket Inn Crescent and Maltravers Place. The principle of adding new housing onto the designated housing land is considered to fully comply with UDP Policy H10, which relates to 'Development in Housing Areas' and identifies housing as the 'Preferred' Use.

Policies CS22 'Scale of the Requirement for New Housing', CS23 'Locations for New Housing', CS24 'Maximising the Use of Previously Developed Land for Housing', and Policy CS25 'Priorities for Releasing Land for New Housing' all promote new residential development in Sheffield - at appropriate and sustainable locations - in order to assist the delivery of suitable sites for housing within the City over future years.

This application will provide new housing which will assist the current 5-year supply of deliverable sites (as required by Policy CS22), and it will provide affordable development in the urban area. Thus, supporting regeneration and making efficient use of land as required by Policies CS23, 24 and 25.

With regard to the proposed loss of open space land on the site frontage, it is not currently regarded to function as an open space area and as such does not feature as part of the Open Space Audit. The main purpose of this open space designation was to protect the land and maintain a buffer between Cricket Inn Road and the former housing stock that no longer exists. Given that its use harks back to an out-dated residential environment, it is considered that its loss can be justified and would not conflict with relevant UDP Policy LR5 'Development in Open Space Areas' nor Core Strategy Policy CS47 'Safeguarding Open Space'.

In terms of the additional Open Space Area, it is confirmed that the Open Space Audit does contain this area and it is identified as an informal area which is of average quality. Given the quantitative shortage of informal/formal open space in the area and the lack of surplus, the loss of this space and lack of new provision as part of the current Phase is technically in conflict with Policies LR5 and CS47. However, in light of emerging SDF policies/designations, the Site Brief and national policy (NPPF), it is considered that a pragmatic approach must be taken which recognises the age of this designation and its previous function as a green space in the middle of housing, which has now been significantly altered because of the changes that have occurred on site. Furthermore, it is considered that the land is of poor quality and does not appear to be used by or enhance the amenity of existing residents.

SDF Draft City Policies and Sites Document

The Council's vision for this site has, in part, changed since the adoption of the UDP because existing housing stock has since been demolished and there is now an aspiration to see the site developed again as housing land. This is reflected in the SDF City Policies and City Sites document, which is currently being drafted. This emerging document acknowledges the demolition of the existing housing stock on the land, removes the Open Space designation and identifies all of the land within the application's red line boundary as being within the Housing Area. It is understood that there have been no objections and there are no intentions to change this designation.

This revised designation is a more updated vision for the site and one which goes some way to overriding the previous land use aspiration and designations.

This SDF vision for the site is supported by The Cricket Inn & Maltravers Site, Wybourn Planning Brief and the National Planning Policy Framework - as detailed below.

The Cricket Inn & Maltravers Site, Wybourn Planning Brief

The Brief has been prepared by Officers on behalf of the landowner, Sheffield City Council, and for the agreed developer partner, Great Places. The document covers the Cricket Inn and Maltravers site, which is a 3.86 Ha area of land and is made up of two separate plots - 1) land off Cricket Inn Road (2.99Ha), which includes the application site, and 2) a smaller parcel of land off Maltravers Road (0.87Ha). These are considered to be strategically important sites and the Brief supports the principle of residential development on them. It is intended that the Brief should be used by Great Places to guide and justify the design of its proposals and enhance the development process.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's revised planning policies for England and how these are expected to be applied. The key goal of the NPPF is the pursuit of sustainable development, which involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. The following assessment will have due regard to these overarching principles.

In regard to the existing conflict between a UDP and SDF aspirations for the site, the NPPF applies. Based on policies set out in the NPPF (paragraph 216), weight should be given to the emerging residential allocation. The UDP allocation relating to the Open Space Areas within the application site is based on a previous development and an out of date planning policy. The NPPF is clear that "where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate the development should be restricted."

In general, there are considered to be sufficient national and local policies (including emerging policies) and project work to justify the proposed housing use across the whole site. Therefore, the principle of residential development at this location is concluded to be acceptable.

2. Density Issues

Core Strategy Policy CS26 'Efficient Use of Housing Land and Accessibility' states that housing development will be required to make efficient use of land but accepts that the density of new developments should be in keeping with the character of the area and support the development of sustainable, balanced communities.

The site is situated in close proximity to high frequency bus routes and the Supertram stop at Cricket Inn Road. Therefore, Policy CS26 recommends a density range for new housing in this area of between 40 to 60 dwellings per hectare. This is supported by the content of the Cricket Inn & Maltravers Site, Wybourn Planning Brief.

The proposed development achieves 38.4 dwellings per hectare on the site's developable site area (2.29ha) which is clearly short of the density aim. However, it

is considered that such a shortfall can be justified by the high quality of development proposed and the identified need for housing in this location rather than higher density flat developments. As will be explained below, it is considered that the design approach is contemporary but eye-catching, which will help to provide a high quality development offering interesting properties with gardens to meet the needs of a varied population of people who want to live in the area. Furthermore, it is noted that the new architecture must be sympathetic to the existing housing that already exists within proximity of the site in Wybourn, which is of a similar density/style.

Therefore, it is concluded that the proposed shortfall in density provision does not conflict with the aspirations of Policy CS26 and the relevant Project Brief.

3. Design Issues

UDP Policy BE5 'Building Design and Siting' expects good overall design and the use of high quality materials. Original architecture is encouraged, but that but new development should also complement the scale, form and architectural style of surrounding buildings.

Core Strategy Policy CS74 'Design Principles' reiterates the expectation of high quality design as well as recognising that new development should take advantage of and enhance the distinctive features of the city. Amongst other items, this includes 'views and vistas to landmarks and skylines into and out of the City Centre and across the city to the surrounding countryside.

The proposed design approach comprises of an architectural style that is modern but reflective and respectful of the traditional inter-war local context. For the reasons explained below, the design of the scheme is considered to be acceptable and consistent with the aspirations of relevant policies BE5 and CS74.

Proposed Layout

The development has been designed around the existing streets that run around and through the site. The proposed layout makes sure that the new properties will address these streets and take their main access from them. It is considered the proposed layout will ensure the development has a positive relationship to the streets that run internally within and externally around the site.

In addition to the above, the submission details that the scheme is based around 3 character areas:

1. The Cricket Inn Road Frontage - A key frontage to the development and intended to contain the larger properties set back behind a landscape buffer (approximately 6m wide in places) and a shared street to help mitigate Cricket Inn Road and the retail park opposite. The 2 and 3 storey properties are arranged in terraced and semi-detached blocks.

2. Maltravers Place Historical Square - Positioned at the junction of Wybourn House Road and Maltravers Place. The space is described as "historical" because

it is situated within proximity of the old Wybourn Hall. It is intended that this be a shared space with vehicular access between the two streets prevented by bollards, therefore it is hoped that vehicle movements will only be those who live in this space. The space will comprise hard paving as well as grass and tree species.

It is acknowledged that the size and focus upon this space could be increased if the future development of the adjacent site is realised. Furthermore, it is intended that some form of archaeological interpretation relating to Wybourn Hall occurs in this space.

3. Wybourn Mews Court - Comprising a group of 8 two storey houses in 2 short terraces and semi-detached blocks (with car parking) arranged around a mews space located off Wybourn House Road. It is advised that the intention is to create a predominantly hard paved space with an informal 'courtyard' character. It will be enclosed by the properties small front gardens and landscaped with single specimen trees with native understorey planting.

The proposed layout is considered to be a strong response to the Sustainable Development Design Panel's review of the site and aspirations for the site.

Overall, the layout is considered to be a positive approach and acceptable from an urban design/public realm perspective.

Proposed Architecture

The proposal provides one, two and three bedroom houses across the site in detached, semi-detached, terraces and apartment configurations. This variety provision is considered to be a positive element of the scheme which will help to widen the housing on offer to a different people - young and old.

The architecture is contemporary yet traditional in terms of the material palette and the design features to be incorporated. The approach is consistent throughout. All of the house types will be constructed from red brick with grey roof tiles, and it is intended that the windows have contemporary design features - including large window openings with bays and deep reveals as well as modern splashes of colour. The 3 storey properties are also characterised by small balconies. The brickwork on the front elevations will be broken up by the inclusion of soldier courses between the front door and the first floor window above. The roof designs vary between hipped, pitched and gabled.

All of the properties (excluding the apartment block) are intended to have their own front door, enclosed garden areas and car parking provision.

Overall, it is concluded that the proposed architecture is simple but eye-catching which, if executed in the manner proposed, will be a positive addition to the site and surrounding area.

Proposed Scale

The existing Wybourn area is heavily characterised by 2 storey houses. Across the application site there are a variety of units proposed which range from 1 storey bungalows to 3 storey houses. The taller 2 and 3 storey properties address Cricket Inn Road at the front of the site and these are proposed to be elevated over the green landscape buffer in order to maximise views out over the existing retail units. The bungalows are situated at the heart of the scheme to ensure that residents do not feel isolated.

Overall, the proposed scale is considered to be acceptable at this location and consistent with the existing scales. Officers consider that the location of the taller units at the front of the site will help to maximise their prominent and visual position.

Proposed Streetscene

The scheme incorporates low level brick walls to the front garden areas to help define the edge of the highway, demarcate public and private spaces, and break up areas of clustered parking. It is considered that this is a positive design feature which will help to create a cohesive and defined streetscape that people can personalise.

Trees are shown within the front garden areas of the properties as well as within the landscaped areas of the character spaces described above. The trees within the private gardens are welcomed but the reality is that they are beyond the control of the Council and their future contribution to the character of the neighbourhood cannot be guaranteed. It has hoped that more street trees be included within the scheme but the highway dimensions and financial constraints has hindered this provision.

Overall, the proposed design of the streetscape is considered to be acceptable.

5. Sustainability Issues

Core Strategy Policy CS64 relates to 'Climate Change, Resources and Sustainable Design of Developments' and requires all new buildings to be energy efficient and to use resources sustainably. It also advises that all new significant developments (5 dwellings or more) should achieve Code for Sustainable Homes Level 3, or equivalent.

The supporting submission states that it is the aim of the development to achieve Code for Sustainable Homes rating of 3 or above on all units across the project.

Policy CS65 relates to 'Renewable Energy and Carbon Reduction' and requires new significant developments to provide 10% of their energy needs from decentralised and renewable or low carbon energy.

Again, it is confirmed that the development will achieve 10% of its overall energy needs from renewable energy. It is anticipated that solar hot water systems and/or

photovoltaic panels will be incorporated to be able to achieve this target. The submission indicates that the roofscape is defined by the use of pitches that will allow for optimum orientations to be exploited.

From the evidence submitted, it is considered that the proposals will comply with the requirements of Core Strategy Policies CS 64 and CS 65.

Guideline CC1 of the Council's supplementary planning guidance 'Climate Change and Design (2011)' requires green roofs to be incorporated into all large scale developments. There are no green roofs provided as part of this development. However given the other design considerations and sustainability credentials proposed to be achieved, the failure to incorporate such a feature within the development is outweighed by these positive design elements.

6. Amenity Issues

UDP Policy H15 'Design of New Housing Developments' expects the design of new housing developments to provide good quality living accommodation. This includes adequate private garden space or communal open space to ensure that basic standards of daylight, privacy, security and outlook are met. It also expects that walls or fences are provided around rear garden areas next to roads, footpaths or other open areas.

Additionally, as with all housing developments, there is a need to ensure that development is acceptable in terms potential nuisances - such as unacceptable air pollution, noise or other nuisance or a risk to health and safety.

In terms of the development's impact on existing residents, it is considered that the development will not have a detrimental amenity impact on the closest existing properties at Cricket Inn Crescent, Wybourn House Road, Matravers Road and Matravers Place. Privacy distances and orientation are such to ensure that residents' existing amenity will not be compromised in an unsatisfactory manner.

In terms of the environment for future residents, it is considered that the main issues relate to privacy, outdoor garden provision and the surrounding environment.

Privacy

The privacy distances achieved throughout the site are generally acceptable as there are reasonable separation distances between proposed properties as well as between existing and proposed properties.

Outdoor garden provision

The shapes and sizes of garden spaces vary across the site - but it is advised that all achieve at least 50 square metres of private space, which would normally be expected. The sizes of gardens do vary but the fact this is viewed as positive features so as to attract a broad range of occupiers.

Surrounding Environment

A Noise Impact Assessment accompanies the application and identifies that the key source of noise impacting upon the development will be from road traffic using Cricket Inn Road and some intermittent noise relating to the retail park. Accordingly appropriate consideration has been given towards the mitigation measures required to ensure a commensurate level of protection against noise for future residents. These include acoustic fencing, where appropriate, and through-frame window mounted trickle ventilators being incorporated into the glazing units for the habitable rooms with a direct line of sight to Cricket Inn Road

The Council's Environmental Protection Service has considered the proposal and is satisfied with the methodologies and findings of the Noise Impact Assessment. It is acknowledged that it is essential that living rooms, bedrooms and external areas are designed to adequately attenuate surrounding noise sources and provide suitable internal noise levels. Therefore, a condition is recommended to be attached to this approval to ensure that mitigation measures are put in place to achieve such acceptable levels.

Overall, it is concluded that the proposed residential environment will be acceptable at this location and the development consistent with the aspirations of UDP Policy H15.

7. Highway Issues

A large proportion of the new houses will access the public highway via the existing streets that run through the application site and thus traffic will filter onto the highway network by existing infrastructure. The main new addition to the network is the access/egress points leading off Cricket Inn Road which will serve the 22no. dwellings on the Cricket Inn frontage. The creation of these access points has been subject to extensive discussions with Highways during the development of the scheme - owing to the fact that Cricket Inn Road is a busy classified road and the need to keep the number of access points to a minimum. Members are advised that the final design currently proposed is considered an acceptable solution to this issue from a highways point of view.

The car parking provision equates to approximately 1 vehicle space per dwelling. These spaces are provided in a number of different ways - on plot in front of the properties, and single or tandem spaces between properties. Additionally, there is space throughout the development that will be available to use by residents and/or visitors. The level of parking is considered acceptable for an affordable housing scheme of this nature within such close proximity of public transport services.

It is intended that a new Zebra crossing be provided at a suitable location on Cricket Inn Road to facilitate the crossing of pedestrians for their access to and from the bus/tram stops and also for access to the retail park. Furthermore, it is anticipated that all footways and some carriageways fronting the development will require partial or complete reconstruction on completion of the building works. It is proposed that these matters be secured by an appropriately worded condition.

In light of the above, it is concluded that the proposed highway environment resulting from this development will be satisfactory and in accordance with relevant policy.

8. Air Quality Issues

UDP Policy GE23 'Air Pollution' states that development will be permitted only where it would not be located near sensitive uses where they would be adversely affected by sources of air pollution. Furthermore, Core Strategy Policy CS 66 'Air Quality' encourages action to improve air quality in all areas of the City, particularly where residents in road corridors with high levels of traffic will be exposed to levels of pollution above national targets.

An Air Quality Assessment has been submitted in support of this application. The Council's Air Quality Officer has considered the details and concludes that based on the information provided, the proposed development is unlikely to have a detrimental impact on local air quality and the end-users are unlikely to be located in an area where pollution levels breach any of the Government's health-based standards.

Therefore, the development is considered to be acceptable in terms of UDP Policy GE23 and Policy CS66 and it is concluded that air quality should not be a constraint to the grant of planning permission.

9. Public Art

UDP Policy BE12 'Public Art' encourages the provision of these works of art in places that can be readily seen by the public and as an integral part of the design of major developments.

The possibility of including public artwork within the landscape buffer that is proposed to be created on the Cricket Inn Road frontage is discussed in the application. There is also the Maltravers Historic Square location as an alternative option. It is suggested that the artwork could include a feature such as lettering or stone carving but it is also advised that the exact form that a feature could take will be subject to further community involvement and discussions with the Council's Public Art Officer.

The intention to enter further discussions about public art is considered to be acceptable and addresses the aspirations of Policy BE12 at this stage. It is considered that the realisation of public art provision on site can be resolved by condition.

10. Flood Risk Issues

Core Strategy Policy CS67 relates to 'Flood Risk Management' and, in part, seeks to ensure that more vulnerable uses (including housing) are discouraged from areas with a high probability of flooding.

The accompanying Flood Risk Assessment confirms that the site falls within Flood Zone 1. The Environment Agency has been consulted and raised no objection. Therefore, there are no significant flood risk implications generated by this application and the development is satisfactory in terms of Policy CS67.

11. Ecology Issues

UDP Policy GE11 'Nature Conservation and Development' states that the natural environment will be protected and enhanced. Therefore, the design, siting and landscaping of development should respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.

An Ecological Impact Assessment has been submitted in support of the application. The Council's Ecology Unit has assessed the details it contains and states that there are no major ecological constraints to prevent development.

It is acknowledged that the existing trees on site - in particular a mature ash tree - should be retained and protected during construction work, if possible. However, unfortunately this is not proposed and these trees are not covered by Tree Preservation Orders. It is confirmed that there are no bat roosts within the trees and it is intended to carry out works to ensure that birds do not nest in the trees prior to them being felled.

The site has low conservation value at present. Local and national planning policies expect the planning system to contribute to and enhance the natural and local environment. At this location, the details submitted suggest this gain will be achieved through the use of native species in the landscaping scheme; and through the erection of bird and bat boxes to provide nesting and roosting opportunities.

These methods are considered acceptable and it is considered that the suitable provision of such features can be dealt with by condition.

Therefore, the proposal is considered to be acceptable from an ecological and Policy GE11 perspective.

12. Landscaping Issues

UDP Policy BE6 'Landscape Design' expects good quality landscaping in new developments and refurbishment schemes. Landscape work should provide an interesting and attractive environment as well as integrating with existing features and promoting nature conservation.

UDP Policy GE15 'Trees and Woodland' states that trees and woodland will be encouraged and protected. There is a requirement for developers to retain mature trees, wherever possible, and replace any trees which are low.

The main landscape features that exist on site are trees and these are mainly placed along the site's Cricket Inn Road frontage. The remainder of the site is now grass following the removal of previous housing.

Given the comprehensive nature of the development and proposed transformation of the site, it is the case that all existing trees and landscaping will have to be removed to accommodate new buildings, roadways and spaces. Whilst the loss of the site's existing trees is regrettable, it is considered that the new landscape proposals will be a suitable replacement and compliment the new environment being created here. It will be expected that the replacement tree planting - especially on the Cricket Inn Road frontage - is a significant size (at least semi-mature) and this matter will be dealt with via the proposed landscape condition.

13. Affordable Housing Issues

Core Strategy Policy CS 40 'Affordable Housing' states that, in all parts of the city, new housing developments will be required to contribute towards the provision of affordable housing where practicable and financially viable. It proposes a target of 30 - 40% affordable housing on sites of more than 15 units.

The Applicant - Great Places Housing Group - is a Housing Association which owns and manages more than 16,000 homes across 26 local authority boundaries.

It is intended that all of the 88 properties proposed as part of this development will be provided at affordable social rent and, presently, it is not intended to sell any of the properties. They will be owned and maintained by Great Places.

The submission states that a number of properties will be allocated to existing Sheffield residents. Wybourn residents who need to 'downsize' to smaller properties will be allocated 4 apartments and 9 bungalows. The remaining 3 bungalows and 72 houses will be advertised through choice based letting for which nominations will be made by Sheffield City Council.

Overall, the application will provide 100% affordable housing for rent and this is considered to be consistent with Policy requirements. In order to comply with the Core Strategy Policy in the long term, the Applicant intends to enter into a Section 106 agreement to confirm that even if the housing stock is ever sold, at least 30% of the properties will remain as affordable housing in perpetuity.

In light of the above, and subject to the successful completion of the S106, it is recommended that the proposal complies with the aspirations of Policy CS40.

14. Mobility Housing

UDP Policy H7 'Mobility Housing' seeks to ensure that a proportion (25%) of mobility housing will be encouraged as part of new developments except where the physical characteristics of a site or existing buildings make it difficult.

Again, it is the case that the HCA's brief for the site also demands 25% mobility housing design and well as 100% Lifetime Homes, which is not a policy requirement of the Council but welcomed at this site.

It is confirmed that the 25% will be achieved by this application by the provision. Therefore, it is concluded that the requirements Policy H7 are met.

15. Education Provision

UDP Policy CF5 'Community Benefits' states that planning obligations will be sought where they would enhance development proposals, provided that they are necessary, relevant and directly related to the development.

The Council's School Organisation Project Team (SOPT) has supplied details about the schools potentially affected by the proposed development. In summary, based on existing current pupil numbers and forecast data, the demand for school places is predicted to increase at both primary and secondary stage for the foreseeable future.

New housing developments can create additional demand on education facilities and places, which is in addition to the existing population forecasts. On this basis, the SOPT originally considered that a claim is justifiable for S106 contributions against all dwellings in the development for both primary school provision (at £2548 per dwelling) and secondary school provision (at £2743 per dwelling) - a total amounting to £380,952. However, in light of the nature and affordability of the scheme, the SOPT has indicated that it would prioritise contributions for primary school places (£183,456).

The Applicant has advised that this contribution is too high and would render the development unviable. This conclusion is supported by the Homes and Communities Agency (HCA), which is partially funding the development under the Affordable Housing Programme and has, therefore, been required to carry out an independent viability assessment of the development. It is confirmed that the latest construction estimates/appraisals represent "value for money" and are within the HCA approval guidelines. Furthermore, the HCA has advised it has no additional funding available to help pay this contribution and it would not approve of such high section 106 contributions on a scheme which is for affordable housing and funded utilising public money.

These issues have been considered alongside other material matters, which include:

- The Applicant is a non-profit making Registered Social Housing Provider that does not intend to sell the proposed properties for profit and anticipates a long term payback on the scheme (40 years).
- The Council is selling the land at a low rate to make the scheme viable and stimulate new housebuilding.
- The units proposed will be available to Great Places existing tenants and those people currently who are on the Council's existing housing register.

Following negotiation, the Applicant has stated that a figure of £150,000 is available to be paid to the Council as a financial contribution, which could be spent on education provision. The SOPT has confirmed that in this instance it would be willing to accept this reduced offer. On this basis, the Applicant will submit a planning agreement to pay the Council the sum of £150,000 upon the commencement of development.

Taking all of the proposed development characteristics into account (design, affordable housing, open space, mobility housing etc.) as well as the urgent need to meet local and national housing demand, it is concluded that the aforementioned financial sum is, on balance, acceptable. The figure remains a significant amount which will be able to contribute towards the provision of education places within the catchment, which is within the spirit of UDP Policy CF5.

16. Open Space Enhancement

UDP Policy H16 'Open Space in New Housing Developments' requires that the Applicant makes an appropriate contribution towards the provision or enhancement of public space on or within the vicinity of the application site. On this site it is expected that 10% open space is provided because the site is greater than 1ha and the provision of recreation space in the catchment area of the site is below the minimum guidelines.

Core Strategy Policy CS 45 'Quality and Accessibility of Open Space' states that safeguarding and improvement of open space will take priority over creation of new areas.

Core Strategy Policy CS 46 'Quantity of Open Space' encourages that as opportunities, new open space will be created where a quantitative shortage of open space is identified and where it is required for extending the City's Green Network.

With regard to 10% provision, there is no informal space area provided as part of the development. There is the 'Maltravers Place Historical Square' area but this is really just a shared surface space where cars and pedestrians will have access to. It does, however, include some landscaping and tree plantings, and it could be used as a community space (i.e. street markets/fairs) because of its cul-de-sac design. There are also intentions link this space into another space on the opposite Maltravers Place but this would only be able to be achieved if/when the development of this adjacent site is brought forward. Therefore, it is anticipated that this space could evolve into an open space area in the future.

The failure to provide open space on this site is noted but it is not considered to be a significant planning issue because the 10% provision has to be provided across all of the land identified in 'The Cricket Inn & Maltravers Site, Wybourn Planning Brief'. Therefore, development on these additional sites (including the land on the opposite side of Maltravers Place) will be expected to achieve the 10% provision to make-up for the shortfall of the proposed development.

In terms of an appropriate financial contribution, it is expected that the scheme provides in excess of £100,000 towards the provision of recreation space in the catchment area of the site. However, for the same financial and economic constraints discussed in the 'Education Provision' section above, the Applicant has advised that there is no further money available within the project to provide such a contribution. There is just £150,000 available and, therefore, a decision has had to be taken to allocate this money to Education provision given the impact that an additional 88no. dwellings (many family homes) could have on the local primary school places.

Furthermore, this decision has also been justified in the knowledge that Great Places already have an open strategy/vision for Wybourn, which includes investment in and improvement of green spaces/gateway locations in the area. Consultation has occurred with local people and a Green and Open Space Strategy has been produced in conjunction with The University of Sheffield's School of Architecture. This Strategy indicates that it is intended to improve the spaces for local people and identifies 8 parcels of under-used land located across the Wybourn, which lack ownership and are in need of regeneration. It is also advised there are also other proposals which include creating allotment sites on previous garden land as well as an intention to regenerate poor quality and unsafe ginnels. These projects are paid for by the Applicant and it has been confirmed that £10,000 has been spent to date on the Maltravers Close allotments with a further £546,049 identified for future open space type projects.

Finally, Members are advised that Great Places have spent a total of £4.45m to date on Wybourn for environmental works which includes render programmes, boundary fencing works, knotweed clearance and graffiti removal. It is also proposed to spend £1.695m on related highways and access projects in the area. Therefore, the overall proposed spend on Wybourn as a whole for all these related projects is approximately £6.676m.

In light of the circumstances surrounding this application, and the need to stimulate housing development at this location, it is considered that - on balance - the Applicant's failure to provide a financial contribution towards Open Space should not be an obstacle to the grant of planning permission. Whilst technically contrary to policies H16, CS45 and CS46, it is considered that the overall merits of this affordable scheme as well as the open space improvements that are separately being proposed/undertaken by the Applicant are sufficient justifications to outweigh the failure to pay an additional financial contribution and the decision to allocate the £150,000 towards education provision rather than open space enhancement.

For the record this is considered to be an on-balance decision, which reflects the HCA's role in the application and the Applicant's existing role and investment programme in the community and its importance as a development scheme in the area.

18. Public Transport Issues

Core Strategy Policy CS23 'Locations for New Housing' states that new development will be concentrated where it would support urban regeneration and

make efficient use of land and infrastructure. The main focus will be on suitable and sustainably located site.

Core Strategy Policy CS53 relates to 'Management of Demand for Travel' and part b. encourages the promotion of good quality public transport and routes for walking and cycling to broaden the choice of modes of travel.

South Yorkshire Passenger Transport Executive (SYPTTE) welcomes the development and considers public transport accessibility to be exceptionally high in this area. The development is within walking distance to bus stops as well as the Cricket Inn Lane tram stop, thus enhancing public transport use and promoting sustainable travel behaviour. Indeed, in light of such accessibility SYPTTE would prefer that car parking provision is reduced across the site.

SYPTTE request that a current bus shelter on Maltravers Road (bus stop number 370025086) be upgraded as part of this development. This stop is at the end of its lifecycle and requires upgrading. As occupants of these dwellings will most likely use the bus services from this bus stop (given its high frequency), a new shelter will encourage public transport use and provide a higher quality waiting environment. This will also be a direct benefit to the existing local community, both from aesthetic and practical perspective. Given the size of the development, this is considered to be an acceptable request that can be resolved by condition.

Overall, the proposed impact on public transport is considered to be a positive one and, therefore, the proposal complies with the relevant aspirations of Policies CS23 and CS53.

19. Archaeological Issues

UDP Policy BE22 relates to 'Archaeological Sites and Monuments' and states that sites of archaeological interest will be preserved, protected and enhanced. Where disturbance is unavoidable, the development will be permitted only if (a) an adequate archaeological record of the site is made; and (b) where the site is found to be significant, the remains are preserved in their original position.

This application has potential archaeological implications. The Wybourn housing estate lies within the boundary of the former Sheffield medieval deer park. At the centre of this lay Wybourn Hall. The central part of the present route of Maltravers Place overlay the location of the Hall, but the adjacent housing avoided the footprint of the Hall. For this reason, the potential preservation of the Hall may be good. To determine this, South Yorkshire Archaeology Service (SYAS) recommended that an archaeological field evaluation be carried out and this has taken place.

The results demonstrate good below-ground preservation of the Hall. As such, a scheme of archaeological work is required to ensure any remains present on this site are recorded, as mitigation, should development be permitted. SYAS recommends that the necessary archaeological investigation can be secured by attaching the condition. A brief for any archaeological investigations will be written and the resulting work monitored by SYAS.

Subject to recommended conditions being attached and complied with, it is recommended that the application proposal has satisfied the archaeological issues at this location.

RESPONSE TO REPRESENTATIONS

It is considered that the main issues raised by the representations have been appropriately addressed in the main body of the report.

SUMMARY AND RECOMMENDATION

The proposed development will provide 88 new dwellings on a prominent vacant site situated on the immediate outskirts of the City Centre. The current proposals are considered to have an acceptable and contemporary architectural style and will provide affordable social housing and 25% of the overall provision will be built to mobility housing standards. Furthermore, all of the properties will achieve Code for Sustainable Homes Level 3 and the site overall will achieve a 10% of its energy needs from renewable energy as well as a 30% reduction in surface water run-off.

The scheme is not considered to have a detrimental impact on the setting of the Existing Wybourn neighbourhood and it is considered that the implications for existing residents in terms of overlooking, overshadowing etc. will be minimal owing to their relationship with the application site.

There are considered to be no significant highway implications generated by the proposal and the air quality impact will be negligible. Furthermore, the site is considered to have a very sustainable location with excellent public transport links for trains, trams and buses.

In terms of landscaping, the anticipated loss of trees is unfortunate but it is considered that the inclusion of trees and new landscaping spaces as part of the redevelopment proposals will represent suitable replacements. The response to the ecology on site is considered to be acceptable and the inclusion of a commitment by the Applicant to provide public art as part of the development is welcomed.

In amenity terms, it is considered necessary to acknowledge that the site is on the very edge of a major city centre and, therefore, the environment for the residential occupiers at this site will reflect this. Occupiers will not be able to expect suburban or countryside living standards - both in terms of privacy distances between properties (because of site restrictions) and external environment (because of noise levels - such as traffic noise). However, this circumstance is considered to be no worse than other city centre environments - or indeed - the existing residential properties in Wybourn.

The shortfall in S106 financial contributions relating to education provision and open space is regrettable and a negative aspect of the development. However, it is acknowledged that balance has been struck to ensure the viability of the scheme

and to maintain its design quality, particularly in light of the level of affordable housing that is to be provided on site.

Overall, it is believed that the benefits generated by this proposal outweigh the shortfalls identified and it is concluded that it will make a positive contribution to the site and the surrounding area. Members are therefore recommended to grant planning permission subject to the proposed conditions and completion of the approved Planning Agreement under Section 106 with the following Heads of Terms identified below.

Heads of Terms

1. Agreement to ensure that at least 30% of the dwellings hereby approved (34 units) will be provided as Affordable Housing Units and these shall remain as such in perpetuity.
2. The Owners shall pay the Council [on or before the commencement of Development] the sum of £150,000 to be used by the Council towards the provisions of primary education in the locality of the site. This shall be provided in accordance with the principles set out in the Council's supplementary planning guidance 'Planning Obligations and Education Provision'.

In the event that a satisfactory S106 planning agreement covering the Heads of Terms set out in the preceding paragraphs is not concluded before 29th May 2013 (in order to meet the Government's target time for determination of the application), it is recommended that the respective application be refused for the failure to make adequate provision in this regard.

Case Number 13/00938/FUL (Formerly PP-02540190)
Application Type Full Planning Application
Proposal Single-storey rear extension to dwellinghouse
Location 11 Westwood Close
Sheffield
S6 1UQ
Date Received 25/03/2013
Team West and North
Applicant/Agent Plans For Extensions Ltd - Mr N Fieldhouse
Recommendation Grant Conditionally

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.
- 2 The development must be carried out in complete accordance with the following approved documents:

As drawings received 26/03/2013

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.
- 3 The proposed facing materials shall match the facing materials to the existing building.

In the interests of the visual amenities of the locality.
- 4 The proposed roofing materials shall match the roofing materials to the existing building.

In the interests of the visual amenities of the locality.

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

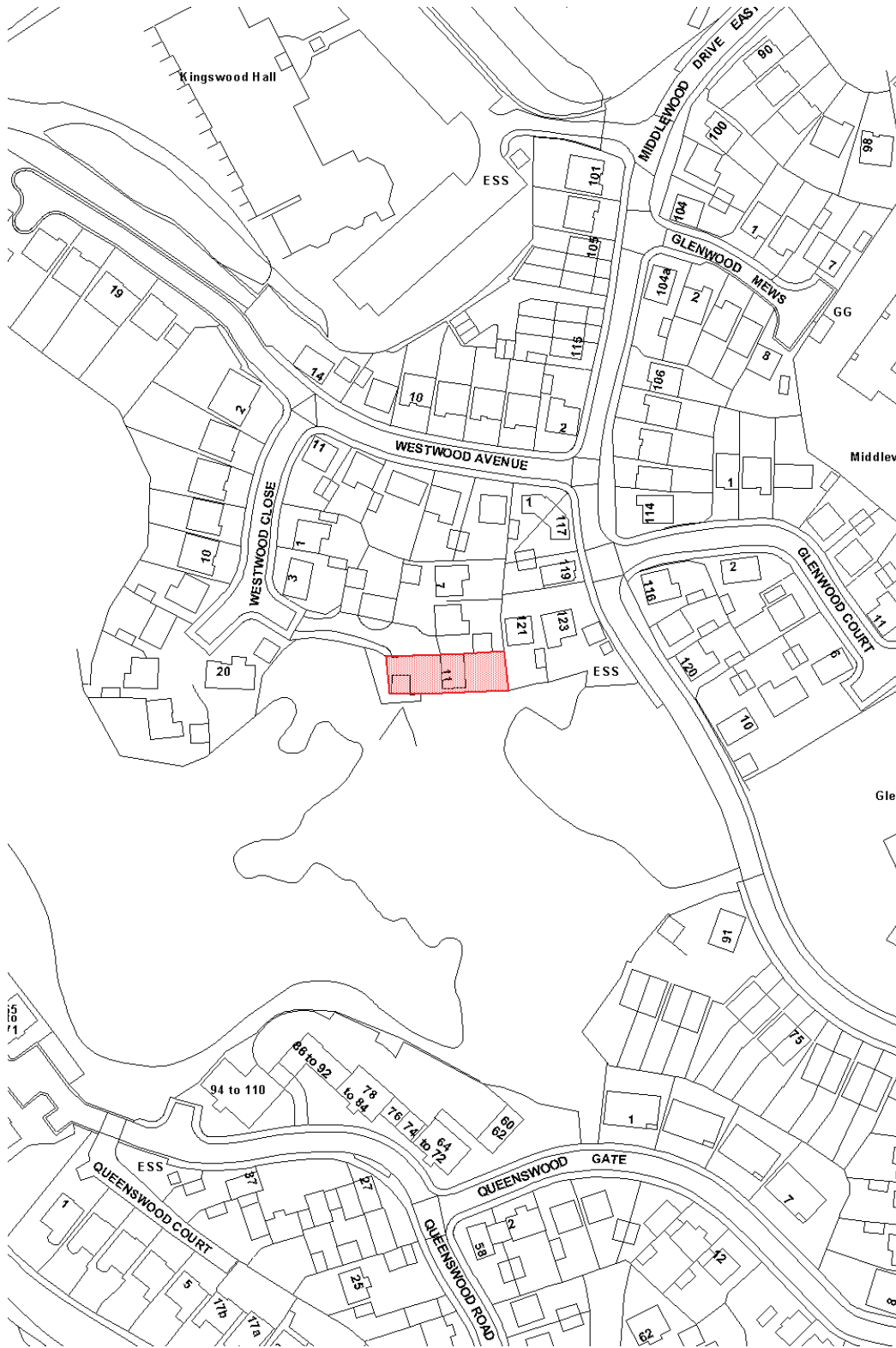
H14 - Conditions on Development in Housing Areas and SPG - Designing House Extensions

The proposal is deemed to be acceptable in terms of scale, siting, design and materials and complies with Policy H14 of the Unitary Development Plan and Supplementary Planning Guidance on Designing House Extensions.

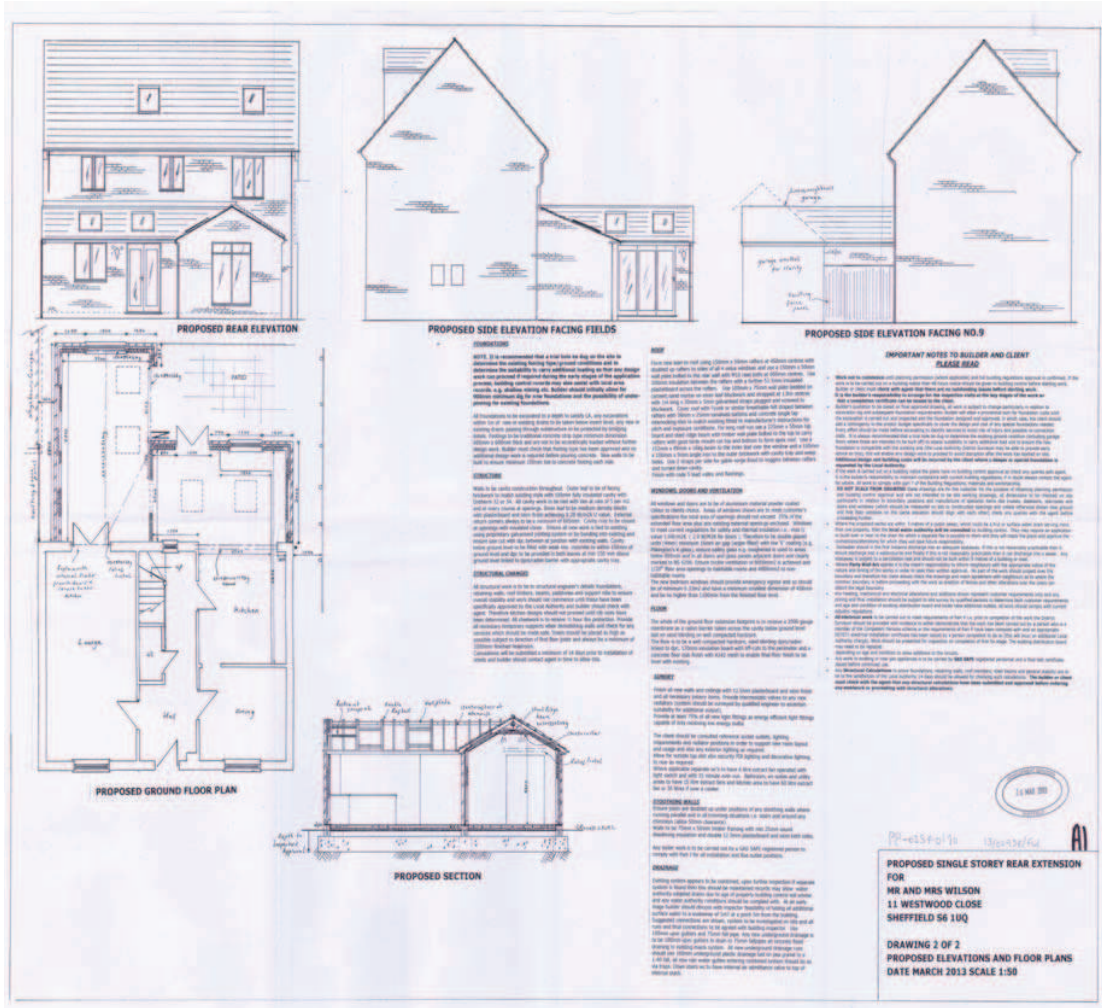
The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Site Location



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LOCATION AND PROPOSAL

The application relates to a detached dwellinghouse located on a private driveway accessed off the head of a cul-de-sac. The property has a private driveway with a detached double garage to the front of the dwellinghouse with the main private amenity space to the rear.

The immediate street scene comprises detached dwellings which form part of the wider Middlewood Hospital Housing site. The site is located within a Housing Area as allocated in the adopted Sheffield Unitary Development Plan.

Planning permission is sought to construct a single-storey extension to the rear of the property to form extensions to the kitchen and lounge areas.

RELEVANT PLANNING HISTORY

There is no relevant planning history

SUMMARY OF REPRESENTATIONS

No letters of representation have been received

SUMMARY OF CONSULTATIONS

Bradfield Parish Council: No objections

PLANNING ASSESSMENT

Policy

The application will be assessed having regard to Unitary Development Plan Policy H14 "Conditions on Development in Housing Areas" and Policy BE5 "Building Design and Siting". Supplementary Planning Guidance on Designing House Extensions is also relevant and expands on the principles of Policy H14.

Design

Policies H14 (a) and BE5 (c) require extensions to be well designed and respect the scale, form and detail of the original building and surrounding area.

The proposed extension is an "L" shape with the shorter element incorporating a mono-pitch roof and the projecting element having a dual pitch roof. Visually, the extension has been designed to reflect the character of the existing dwellinghouse through the use of matching facing and roofing materials. It is considered that the extension will not detract from the appearance of the dwellings itself or the street scene.

The Middlewood Conservation Area is located immediately to the south of the site. The extension will not be brought any closer to this area than the existing dwellinghouse and therefore will not have an adverse impact on this area.

Amenity

Policy H14 (c) requires that the proposal does not have an adverse impact upon the amenities of neighbouring residents.

The proposed extension has a staggered projection such that the distance between the rear of the extension and the back garden boundary varies between 5 and 8 metres. These distances are rather minimal and will bring a window within 5 metres of the boundary with the dwelling to the rear No. 121 Middlewood Drive East. However as the extension is only single-storey in height the 1.8 metre high boundary fence will prevent overlooking to the rear garden area of No.121. The relationship between the extension and windows in the rear of 121 is at such an angle that the extension will not be overbearing or cause a loss of privacy to No.121.

The impact of the extension on the neighbour to the north No.9 will be minimal as No.9's garage is located on the common boundary and so will shield a large part of the extension.

Following the proposed development an amenity space of approximately 60 square metres will remain to the rear of the dwelling. This is greater than the minimum of 50 square metres recommended in guideline 4 of the Supplementary Planning Guidance on Designing House Extensions and is sufficient to ensure that overdevelopment of the plot does not occur.

Highways

Part (d) of Policy H14 seeks to ensure that safe access to the highway network and off-street parking is provided.

No alterations are proposed to the existing access arrangements.

SUMMARY AND RECOMMENDATION

The proposal is deemed to be acceptable in terms of scale, siting, design and materials and complies with Policy H14 of the Unitary Development Plan and Supplementary Planning Guidance on Designing House Extensions. As such the scheme is recommended for approval.

Case Number 13/01248/CHU

Application Type Planning Application for Change of Use

Proposal Use of building as House in Multiple Occupation for 8 persons

Location 15 Northumberland Road
Sheffield
S10 2TT

Date Received 25/03/2013

Team City Centre and East

Applicant/Agent Mr F Finnegan

Recommendation Grant Conditionally

Subject to:

- 1 The development shall be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 2 The development must be carried out in complete accordance with the following approved documents:

Drawing ref: FJF/NOR/01B received on 26/03/2013

unless otherwise authorised in writing by the Local Planning Authority.

In order to define the permission.

- 3 Before the development hereby permitted is occupied arrangements shall be agreed with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the city at any time.

In order to define the permission.

- 4 Before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient cycle parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the

house in multiple occupation shall not be used unless such cycle parking has been provided in accordance with the approved plans and, thereafter, such cycle parking accommodation shall be retained.

In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

Attention is drawn to the following justifications:

1. The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals from the Sheffield Development Framework and the Unitary Development Plan set out below:

MU11 - Conditions on Development in Mixed Use Area
BE16 - Development in Conservation Areas
CS41 - Creating Mixed Communities

The proposed change of use of a stone built villa in the Northumberland Road Conservation Area from a HMO for 6 people to a HMO for 8 people will not impact upon the character of the area but will continue to contravene policy CS41 of the Core Strategy as a result of the very low levels of housing in the area. However, it is considered that the addition of 2 more residents will not result in any one use dominating the area, will not harm the living conditions of existing residents and that levels of off-street parking are acceptable given the site's central location. The proposals are therefore considered to comply with policies MU11 and BE16 of the UDP

The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

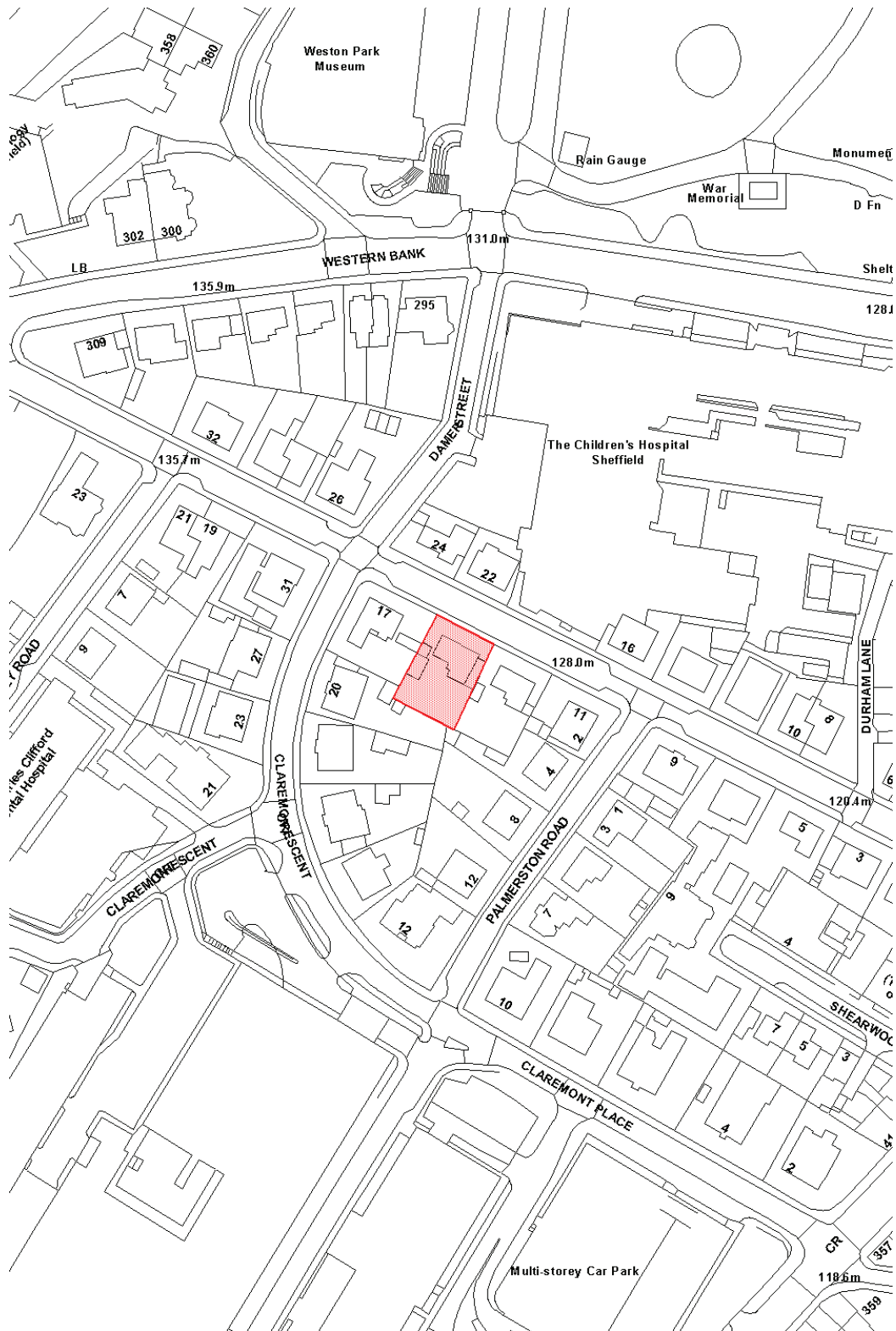
This explanation is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report at www.sheffield.gov.uk/planningonline or by calling the planning officer, contact details are at the top of this notice.

Attention is drawn to the following directives:

1. From the 6th April 2008, the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 2008 require that all requests for confirmation of compliance with planning conditions require a fee payable to the Local Planning Authority. An application to the Local Planning Authority will be required using the new national standard application forms. Printable forms can be found at www.sheffield.gov.uk/planning or apply online at www.planningportal.gov.uk. The charge for this type of application is £97 or £28 if it relates to a condition on a householder application for development.

For Listed Building Consent and Conservation Area Consent applications an application for confirmation of compliance with planning conditions is still required but there is no fee.

Site Location



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LOCATION AND PROPOSAL

Located on the southern side of Northumberland Road, in a designated Mixed Use Area (Hanover) as defined in the Unitary Development Plan (UDP), the application site comprises of a large detached stone built property elevated approximately 1.5 metres above the highway.

The former house sits within the Northumberland Road Conservation Area, an isolated pocket of Victorian residential development with a cohesive mid 19th century architectural character and appearance typified along Northumberland Road. The area has many good examples of mid 19th century middle-class houses in Gothic and Classical style and local stone is used prevalently for buildings, boundary walls, gate piers and within the floorscape.

The house lies opposite Sheffield Children's Hospital and in close proximity to the Hallamshire and Weston Park Hospitals and the Charles Clifford Dental Hospital.

Planning permission was granted in February 2012 for the change of use of 15 Northumberland Road from office accommodation (in association with the University of Sheffield) to a House in Multiple Occupation (HMO) for 6 people. In addition, consent was granted for the erection of a detached stone built garage, the widening of the gate posts either side of the vehicle entrance and a small increase in the size of an existing two storey rear extension.

Consent is now being sought for use of the property as a HMO for 8 people. This would be achieved by subdividing two of the larger bedrooms.

RELEVANT PLANNING HISTORY

12/01324/NMA In May 2012, approval was given for a pitched roof over a previously approved flat roof rear extension (amendment to 11/03883/FUL).

11/03883/FUL Planning permission was granted in February 2012 for the use of 15 Northumberland Road as House in Multiple Occupation, the erection of a garage and the widening of vehicle entrance gate posts.

04/02784/FUL Planning permission was granted in September 2004 for the demolition of outbuilding and alterations to offices.

00/01482/FUL In January 2001, planning permission was granted for widening the means of vehicular access and construction of a car park.

SUMMARY OF REPRESENTATIONS

One representation was received in connection with the proposed development from the occupier of a neighbouring property. They raised the following concerns:

- the additional rooms will cause a loss of privacy to the neighbouring property;
- recent conversion works caused problems with sewage which could happen again, particularly if the number of occupants rises to 8;

- the proposed change is not in-keeping with the character of the area, which has seen 8 family homes established in the last 7 years. More student accommodation will upset the balance;
- some of the existing landscape works are not in-keeping with the area;
- building work could cause further damage to the neighbouring property;
- the existing off-street parking levels are not sufficient to serve the increased number of residents and will therefore add to local parking problems and congestion; and
- the proposed sub-divided rooms are not of sufficient size.

PLANNING ASSESSMENT

Land Use

Policy MU6 of the UDP (Hanover Mixed Use Area) describes a range of uses that are considered to be acceptable in the Hanover Mixed Use Area, including housing, offices, hotels, residential institutions and community facilities. The proposals continue to accord with Policy MU6.

Policy MU11 (Conditions on Development in Mixed Use Areas) states that development should not result in any one use dominating or leading to the loss of the area's character, that it should not harm the living conditions of residents and that it must provide safe access to the highway and appropriate levels of off-street parking.

Policy CS41 of the Core Strategy (Creating Mixed Communities) attempts to promote mixed communities by encouraging a range of housing types, sizes and tenures. It does so by limiting purpose built student housing and HMOs to 20% within 200 metres of the application site where communities are already imbalanced by a concentration of such uses. The concentration in this area is currently 43%, well in excess of the 20% threshold. However, this figure is so high because of the very low number of residential properties in the locality. The majority of properties are still owned and occupied by the hospitals, University and related uses, though the University has now moved out of and sold on a number of premises (some of which have been bought by the Children's Hospital). A small number of families have moved into the area but, given the site's proximity to the hospitals, and taking into account their future expansion plans, it is considered highly unlikely that this area will become more orientated towards family homes. It was for these reasons, and because the proposal did not result in the loss of a family home as the building was formerly in office use, that planning permission was previously granted for a change of use of 15 Northumberland Road into a HMO for 6 people.

While planning permission is required to increase the number of occupants to 8, as currently proposed, the use of the building will not change and the development will remain contrary to Policy CS41. As before, given the area's designation as a Mixed Use Area (a Flexible Use Area in the emerging SDF), the low levels of housing and its proximity to the Hospitals and University, it is considered that use of number 15 Northumberland Road as a HMO remains acceptable. The key issue

now is whether adding two further bedrooms will contravene the requirements of Policy MU11.

As described above, housing makes up a relatively small percentage of the land uses in the local area and is by no means the dominant use. The application site is a detached property of substantial size with a good sized rear garden and off-street parking for up to four cars. While the neighbour may have experienced some issues as a result of the previous building works, this could have happened whatever the end use, and it is considered that a HMO for 8 people will have no more impact on the amenities of the occupiers of the neighbouring property than a HMO occupied by 6 people. The subdivided rooms do not result in any work to the exterior of the building and only require the erection of two partition walls internally.

The four parking spaces within the site are not independently accessible. However, this was arguably more problematic when the property was in office use. The site lies close to nearby employers, public transport and to local facilities in Broomhill and the City Centre and, as part of the previous consent, the house was designated as car free/limited parking in order to ensure that it did not place further pressure on the existing residents parking scheme. This restriction is again reserved by condition, along with a requirement to submit details of cycle parking accommodation.

Policy BE16 of the UDP (Development in Conservation Areas) expects new development to preserve or enhance the character or appearance of conservation areas. However, as the works required to increase the occupation of the house are entirely internal, the proposals will have no impact upon the character or appearance of the conservation area. As an aside, the applicant has agreed to replace a rather temporary looking timber hand rail which has been erected along the side of the path leading to the front door with some shrub planting.

SUMMARY AND RECOMMENDATION

The proposed change of use of a stone built villa in the Northumberland Road Conservation Area from a HMO for 6 people to a HMO for 8 people will not impact upon the character of the area but will continue to contravene Policy CS41 of the Core Strategy as a result of the very low levels of housing in the area. However, it is considered that the addition of 2 more residents will not result in any one use dominating the area, will not harm the living conditions of existing residents and that levels of off-street parking are acceptable given the site's central location. The proposals are therefore considered to comply with Policies MU11 and BE16 of the UDP and this application is recommended for approval subject to the proposed conditions.



REPORT TO PLANNING AND HIGHWAYS COMMITTEE

DATE 21st MAY 2013

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

ITEM

SUBJECT Enforcement Report, 5 Cliffe Farm Drive

SUMMARY

Unauthorised use of residential premises as a dog crèche and dog boarding business.

RECOMMENDATIONS

That the Director of Development Services or Head of Planning be authorised to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the cessation of the use of a residential premise as a base for the dog boarding/dog crèche business for more than 3 dogs at any one time.

The Head of Planning is delegated to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

FINANCIAL IMPLICATIONS

NO

PARAGRAPHS

CLEARED BY

BACKGROUND PAPERS

CONTACT POINT FOR ACCESS CHRIS HEELEY

TEL NO: 273 6329

AREA(S) AFFECTED

CATEGORY OF
REPORT

OPEN

CLOSED
Paragraphs(s)

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ENFORCEMENT REPORT

UNAUTHORISED USE OF A RESIDENTIAL PROPERTY AS A BASE
FOR A DOG BOARDING/DOG CRECHE BUSINESS.
5 CLIFFE FARM DRIVE, SHEFFIELD

1. PURPOSE OF THE REPORT

The purpose of this report is to inform committee Members of a breach of planning control and to make a recommendation for any further action required

2. LOCATION

- 2.1 The site is a detached house on a small residential cul-de-sac in the Greystones area of Sheffield. Bingham Park lies immediately to the rear of the property.
- 2.2 The site falls within a Housing Area under the provisions of the adopted Unitary Development Plan

3. BACKGROUND

- 3.1 Planning Enforcement received complaints from a number of sources, in April 2012 with regard to the use of 5 Cliffe Farm Drive as the base for a dog boarding business. These complaints also mentioned that the owner of the property was operating a dog crèche and dog walking business from the property (see section 5.0 - Representations).
- 3.2 It was clear on receipt of these concerns that the animal warden service needed to be involved and as such regular joint site visits have been made throughout this investigation.
- 3.2 The premises were visited by a planning officer and enforcement officer to see what activity was actually taking place at the premises. The owner was advised at this initial meeting that the use of residential premises for this kind of business would be unacceptable and that any application should it be made would not be supported.
- 3.3 It was shortly after this initial meeting that the owner of the business advised officers that he was looking for alternative premises and that he would try and move the business away from his home.

- 3.3 In October 2012 the owner applied to change the use of a disused industrial building on Little London Road in the south area of Sheffield. This application was to convert the building into a dog day care centre where people can have their dogs looked after during the working day. Alongside this there is also a boarding element which would allow for dogs to be kennelled for overnight stays.
- 3.4 After lengthy discussions and a number of amendments the application was granted permission conditionally on the 7th December 2012 (Ref:12/03252/CHU). Work commenced on site quite quickly after this, however the owner has encountered some difficulties in obtaining the appropriate license for the premises.
- 3.5 Further complaints were received about the number of dogs at the premises in Cliffe Farm Drive and a Temporary Stop Notice was served in January 2013 in an attempt to limit the number of dogs at the premises to 3. This is the number that officers consider not to be unduly excessive for a normal family household to own, and at a level that could be undertaken without the need for planning permission.
- 3.6 The Temporary Stop Notice was served on 4th January 2013 and lasted for 28 days. When the premises were visited during this time, excessive numbers of dogs were not witnessed and no reports were received. It is therefore considered that at this stage the notice was being complied with. In addition to Planning Enforcement action the number of dogs the owner was permitted to house through his licence issued by Licensing was reduced to 3 dogs, from the 6 that had previously been the case.
- 3.7 More recently however reports have been received that more than 3 dogs were being looked after at the premises and when a joint visit with the Animal Warden took place it was found that there were at least 6 dogs in the property. There was no response from officer's attempts to gain access to the property, in order to verify this for certain.

4. ASSESSMENT

- 4.1 The site in question is located within a Housing Area under the provisions of the Adopted Unitary Development Plan. As such any changes of use at the address are required to meet the relevant requirement of Policy H14, which states that non-housing uses shall not lead to such as noise, smell, excessive traffic levels or other nuisances to people living nearby.
- 4.2 The use of the house for the boarding of more than 3 dogs at any one time leads to the generation of some of the above impacts, thereby leading to harmful impacts upon the amenities of neighbouring occupiers. As described the premises are located along an existing cul-de-sac. This means that all dog-owners dropping off/collecting their pets by car would leave their vehicle near to Num.5 and either turn around at that point, in neighbouring drives or at the turning head a

little further along. It is inevitable that many of the owners would do this within the peak hours to co-ordinate with their own work arrangements. It is considered that on a repeated basis this would be likely to have detrimental impacts on the amenities of neighbouring occupiers, due to the noise and disturbance impacts involved.

- 4.3 In addition, the dogs themselves would inevitably bark and create noise. When the dogs are within the house the immediate neighbours would be the most susceptible to these impacts. However, when the dogs are allowed in the rear garden space this noise would be likely to affect other neighbours as well. Whilst many residents experience the sound of dogs barking in neighbouring properties, the level of noise, disturbance and general nuisance that results from in the order of 6 dogs at any one time is unreasonable, and is considered unacceptable for a residential location.
- 4.4 Overall, the unauthorised activity is considered to have a detrimental impact upon the amenities of neighbouring occupiers and to fail to comply with the relevant requirements of UDP policy H14.

5. REPRESENTATIONS

- 5.1 Complaints were received from local residents on Cliffe Farm Drive, and on Greystones Road concerned with a business being run from residential premises and its impact on neighbours, particularly with regard to noise and disturbance, from up to 18 dogs being housed or cared for at any one time, through both day and night. They also raise safety concerns as on a number of occasions dogs have escaped from the property and entered neighbouring gardens.
- 5.2 Further comments within the complaints refer to the distress and tension this causes for residents, and the reduction in property values and/or increase in the number of neighbouring properties for sale that has occurred as a result.

6. ENFORCEMENT OPTIONS

- 6.1 Section 172 of the Town and Country Planning Act provides for the service of an Enforcement Notice. In this case such a notice would require the cessation of the use of the residential premises as the base for a dog boarding/dog crèche business for more than 3 dogs at any one time. The notice would take effect 28 days after being served, and would give a period for compliance thereafter.
- 6.2 Section 183 of the Town and Country Planning Act 1990, enables the service of a Stop Notice with the service of an Enforcement Notice. A Stop Notice, (SN), prohibits the carrying out of a relevant activity on the enforcement notice land. Stop Notices are used for the more serious breaches of planning control with significantly harmful effects that justifies an immediate cessation of the relevant activity.

- 6.3 In this case, the early stages of enforcement activity including the service of a Temporary Stop Notice have resulted in a marked reduction in the number of dogs being housed at the property, such that typically the number is in the order of 6 or 7 dogs. Whilst this is at a level which is considered unacceptable in the longer term, it is a considerable improvement over the previous situation and is not considered to be at a level that would currently justify a Stop Notice. In addition the owner is making a genuine attempt to resolve the situation, whilst maintaining his business, and has obtained planning permission for alternative premises in Little London Road that is in the process of being implemented, subject to Licensing matters being resolved.
- 6.4 In this context therefore it is considered that an Enforcement Notice is the most appropriate form of action to take, and would provide some assurance to local residents that the use will be constrained to a reasonable level (max 3 dogs) in the longer term, whilst allowing the business owner an opportunity to resolve outstanding license issues at the alternative premises before complying with the notice.

7 EQUAL OPPORTUNITIES

- 7.1 There are no equal opportunity implications arising from the recommendations in this report.

8 FINANCIAL IMPLICATIONS

- 8.1 There are no financial implications arising from the recommendations in this report.

9 RECOMMENDATION

- 9.1 That the Director of Development Services or Head of Planning be authorised to take any appropriate action including if necessary, enforcement action and the institution of legal proceedings to secure the cessation of the use of 5 Cliffe Farm Drive as a base for a Dog Boarding/Dog crèche business for more than 3 dogs at any one time.
- 9.2 The Head of Planning is designated to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

The Site
5 Cliffe Farm Drive



David Caulfield
Head of Planning

7 February 2013

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SHEFFIELD CITY COUNCIL PLACE

REPORT TO PLANNING AND HIGHWAYS COMMITTEE

DATE 21st MAY 2013

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

ITEM

SUBJECT Enforcement Report, Whirlow Elms Chase

SUMMARY

Unauthorised retention of buildings and use of building and land as a builders compound/gardener's store.

RECOMMENDATIONS

That the Director of Development Services or Head of Planning be authorised to take any appropriate action including, if necessary, enforcement action and the institution of legal proceedings to secure the removal of the remaining former boiler house and the cessation of the use of the land as a gardeners store/builders compound.

The Head of Planning is delegated to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

FINANCIAL IMPLICATIONS

NO

PARAGRAPHS

CLEARED BY

BACKGROUND PAPERS

CONTACT POINT FOR ACCESS CHRIS HEELEY

TEL NO: 273 6329

AREA(S) AFFECTED

CATEGORY OF
REPORT
OPEN

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Paragraphs(s)

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DEVELOPMENT SERVICES

PLANNING AND HIGHWAYS
COMMITTEE
21 May 2013

ENFORCEMENT REPORT

UNAUTHORISED RETENTION OF BUILDINGS AND USE OF LAND
AND BUILDING AS A BUILDERS STORE AND COMPOUND,
WHIRLOW ELMS CHASE, SHEFFIELD S11

1. PURPOSE OF THE REPORT

The purpose of this report is to inform committee Members of a breach of planning control and to make representations on any further action required

2. LOCATION

2.1 The site consists of a small residential development of 5 dwellings off Broad Elms Lane. It is located within the Green Belt and is semi-rural in appearance. It is situated on the former Broad Elms School and caretaker's house site.

2.2 The site is open in appearance with boundaries on 3 sides being playing fields and a landscaped buffer strip. Beyond the buffer strip is agricultural land. On the opposite side of Broad Elms Lane are residential properties of two storeys in height.

2.3 The dwellings that have been erected replaced the old school buildings, albeit on a different footprint.

3. BACKGROUND

3.1 Planning approval was originally granted in 2008 for 5 dwelling houses and garages, reference 07/04759/FUL. Subsequent to this there have been 2 more applications relating to the substitution of house types (10/00629/FUL and 11/01022/FUL). These have included amendments to the design of the houses such as the addition of solar panels and conservatories.

3.2 During these planning applications there were a number of representations received. These covered a variety of issues such as increase of traffic in area and the impact/disturbance caused by the development on the nearby protected species.

3.3 The area that is the subject of this report was previously occupied by the school caretaker's house and is shown on all approved plans as a reclaimed landscaped area. Demolition of the caretaker's house was

an important consideration in the assessment of an acceptable level of built form on the site, taking into account the impact of the development upon the Green Belt, and ensuring its open character was maintained. None of the plans on any application show this area as anything but an open landscaped area. Indeed the demolition of the former building was detailed in the following condition (15);

“No dwelling house shall be occupied prior to demolition of the former caretaker’s dwelling house”.

The houses are completed and are occupied. The development is completed apart from the area subject of this report, which is required to be landscaped. The failure to demolish is therefore a breach of condition 15 of 11/01022/FUL.

- 3.4 The developer maintains that he has complied with the wording of the appropriate planning condition. He claims that the boiler house did not form part of the caretaker’s house and therefore as such did not need to be demolished.
- 3.5 It is officer opinion that as the boiler house was attached to the house that occupied the site then, the condition covered all aspects of the building and therefore this would have led to the site being left as indicated on the approved plan.
- 3.6 In addition to the former boiler house, the developer has left the concrete base to the former caretaker’s house; this is being used as the base for parking machinery and plant. At present there are a number of items stored there. These include but are not restricted to a mini digger and piles of building materials. The developer has also erected a low quality fence around the site, along with a line of Leylandi trees. The portion of land and buildings is in effect operating as a builder’s compound/gardeners store for the current and future maintenance of the development.
- 3.7 Schedule 2, Part 4, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) identifies that temporary builder’s compounds, are Permitted Development for the duration of building operations provided that such works require planning permission. In this instance however, the building operations on the site are complete, and it is not considered that the remaining building(s) and compound are Permitted Development.
- 3.8 The planning officer has previously entered into lengthy correspondence with the developer in an attempt to secure removal of the remaining structures and storage without success.
 - 3.8.1 In addition there are additional outstanding planning conditions under 11/01022/FUL that the developer is in breach of. These are:-

Condition 3 – a requirement for the dwellings to be constructed to a minimum standard of Code for sustainable Homes Level 3, and relevant certification to be provided before occupation of the dwellings.

Condition 6 – a requirement to implement an approved landscape plan for the communal areas before occupation of the dwellings. This included the area of the former caretaker's house.

- 3.8.2 The developer responded in October and November 2012 to requests for compliance with the outstanding conditions in two separate letters following the threat of formal enforcement action.

With regard to the condition 3 he notes the need to comply, but since giving this commitment in October 2012, has not provided the relevant certification.

With regard to condition 6 the developer believes this to be complied with and that the Council should find the works satisfactory.

For condition 15 relating to the main subject of this report, the developer explains that he does not consider himself to be in breach of the condition as he has demolished the caretaker's house in its entirety, leaving only the former school boiler house standing. He states it is necessary to retain this on site to accommodate a landscape gardeners store to allow maintenance of the communal grounds, and to house an electric meter for the street lights within the development.

He adds that due to concerns about water flow across the communal grounds some remedial ground works are needed which is further justification for the compound. He offers to paint the boiler house 'drab green' to reduce its impact.

Notwithstanding the developer's argument that the compound is necessary for completion of remedial works, which may be an argument for the compound being Permitted Development, its provision on the site of the former caretakers house is such that it results in a breach of condition 15, and condition 6, and the remedial works would not require planning permission, and the compound cannot therefore be Permitted Development.

4. ASSESSMENT

- 4.1 The retention of the remaining portions of the caretaker's house, and the use of this part of the site as a builder's compound constitutes inappropriate development in the Green Belt which has not been justified by very special circumstances. The development is thereby contrary to Policy GE3 of the Unitary Development Plan, Policy G6A of the Local Plan City Policies and Sites (pre-submission version) and the National Planning Policy Framework (paragraph 88).

- 4.2 Officers consider that the prominent and obtrusive siting, design and appearance of the builder's compound detracts from the open character and visual amenities of the Green Belt and the landscape and street scene in Whirlow Elms Chase. The development is thereby contrary to Policy GE4 of the Unitary Development Plan.
- 4.3 Activity associated with the use of the builder's compound has potential to cause noise disturbance for occupiers of adjacent residential property which would be contrary to Policy C3 of the Local Plan City Policies and Sites (pre-submission version).
- 4.4 The compound and remaining structure are highly visible on entrance to and exit from Whirlow Elms Chase, and appear out of context with the quality and appearance of the neighbouring dwellings.
- 4.5 The failure of the development to comply with condition 3 is such that it cannot be confirmed to be a sustainable development, responding to climate change in compliance with Policy CS64 of the Core Strategy.
- 4.6 The failure of the development to comply with condition 6 is such that significant harm is caused to the appearance of the site on entry to and exit from Whirlow Elms Chase, owing to the absence of a substantial area of tree and shrub planting (included in the approved scheme) and the retained compound structures that appear in its place.

5. REPRESENTATIONS

- 5.1 Complaints were received from the local residents who have moved into the newly built development. The main area of concern appears to be with what was the former caretaker's house. This area is shown on the approved plans as an area that is landscaped and clear of any of the remnants of the previous building.

6. ENFORCEMENT OPTIONS

- 6.1 Section 172 of the Town and Country Planning Act 1990 provides for the service of an Enforcement Notice. In this case such a notice would require the removal of the unauthorised builders' compound including the concrete base, builders store and associated landscaping.
- 6.2 Section 183 of the Town and Country Planning Act 1990, enables the local planning authority to serve a Stop Notice with the service of an Enforcement Notice. A stop notice, (SN), prohibits the carrying out of a relevant activity on the enforcement notice land. The situation at site is stable in that no further works have taken place since initial contact with the owners. A SN is not considered to be necessary at this time.
- 6.3 Section 187A of the Town and Country Planning Act 1990, enables the service of Breach of Conditions Notices (BCN) to ensure compliance with conditions imposed upon a given planning permission. A BCN can

be served under delegated powers in relation to conditions 3 and 6, and will be progressed. If complied with, this would potentially resolve matters regarding the builders compound/store. However, an Enforcement Notice is considered more appropriate to deal with the compound/store as it will deal with any potential ambiguity in the strict interpretation of condition 15, and it is considered that this joint approach will bring a successful conclusion to the outstanding matters on the site.

7 EQUAL OPPORTUNITIES

- 7.1 There are no equal opportunity implications arising from the recommendations in this report.

8. FINANCIAL IMPLICATIONS

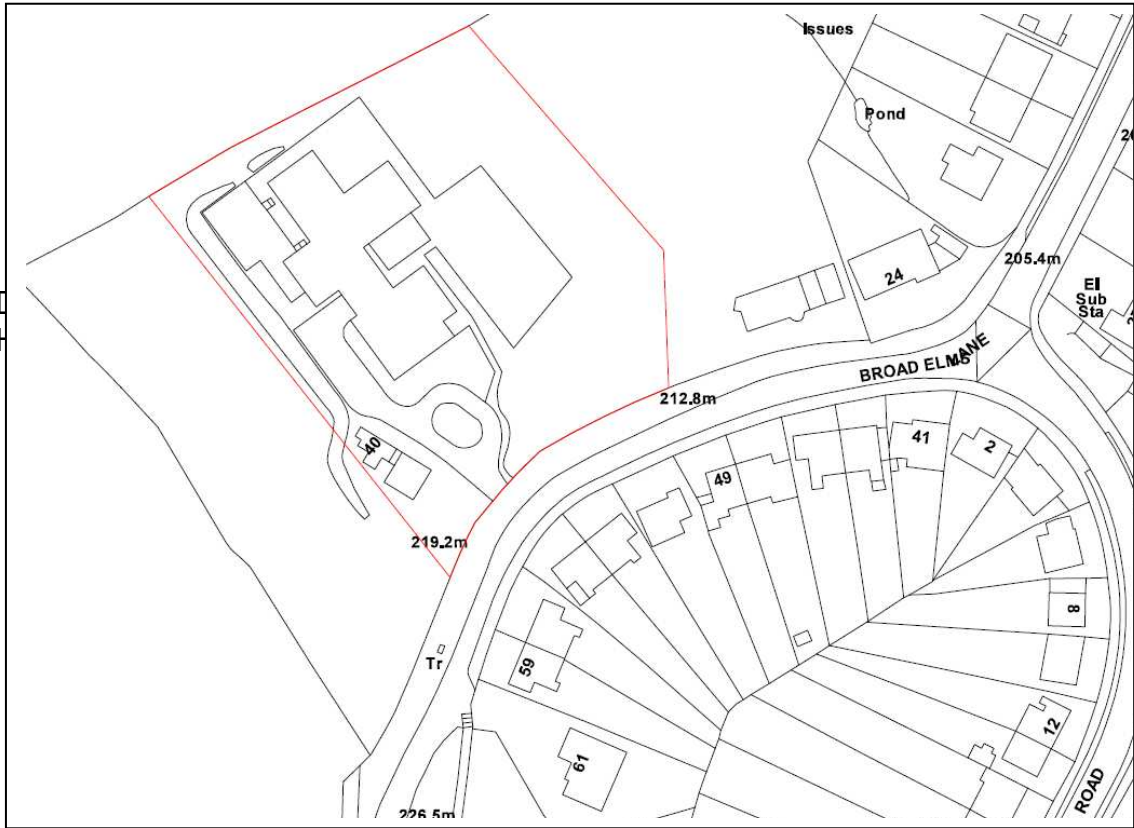
- 8.1 There are no financial implications arising from the recommendations in this report.

9. RECOMMENDATION

- 9.1 That the Director of Development Services or Head of Planning be authorised to take any appropriate action including if necessary, enforcement action and the institution of legal proceedings to secure the complete demolition of remaining caretaker's house buildings, the cessation of the use of the land as a builder's store and compound and full implementation of the landscaping proposals for the site.
- 9.2 The Head of Planning is designated to vary the action authorised in order to achieve the objectives hereby confirmed, including taking action to resolve any associated breaches of planning control.

SITE PLAN

Whirlow Elms Chase, Sheffield 11



Photograph of the site.



David Caulfield
Head of Planning

21 May 2013

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